EXPANDED SUMMARY OF INFORMATION

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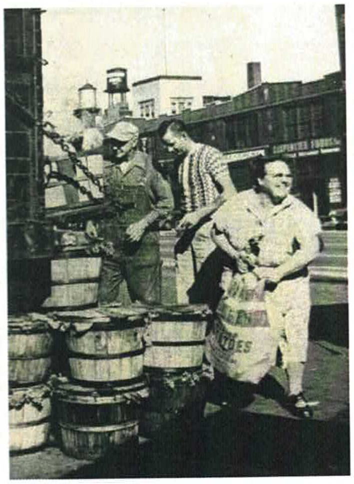

FULTON-RANDOLPH MARKET DISTRICT

PRIMARILY THE 800- TO 1100-BLOCKS OF W. FULTON MARKET ST., THE 900-BLOCK OF W. LAKE ST., AND THE 700- TO 1000-BLOCK OF W. RANDOLPH ST.

CITY OF CHICAGO
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner

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FULTON-RANDOLPH MARKET DISTRICT

PRIMARILY THE 800- TO 1100-BLOCKS OF W. FULTON MARKET ST., THE 900-BLOCK OF W. LAKE ST., AND THE 700- TO 1000-BLOCK OF W. RANDOLPH ST.

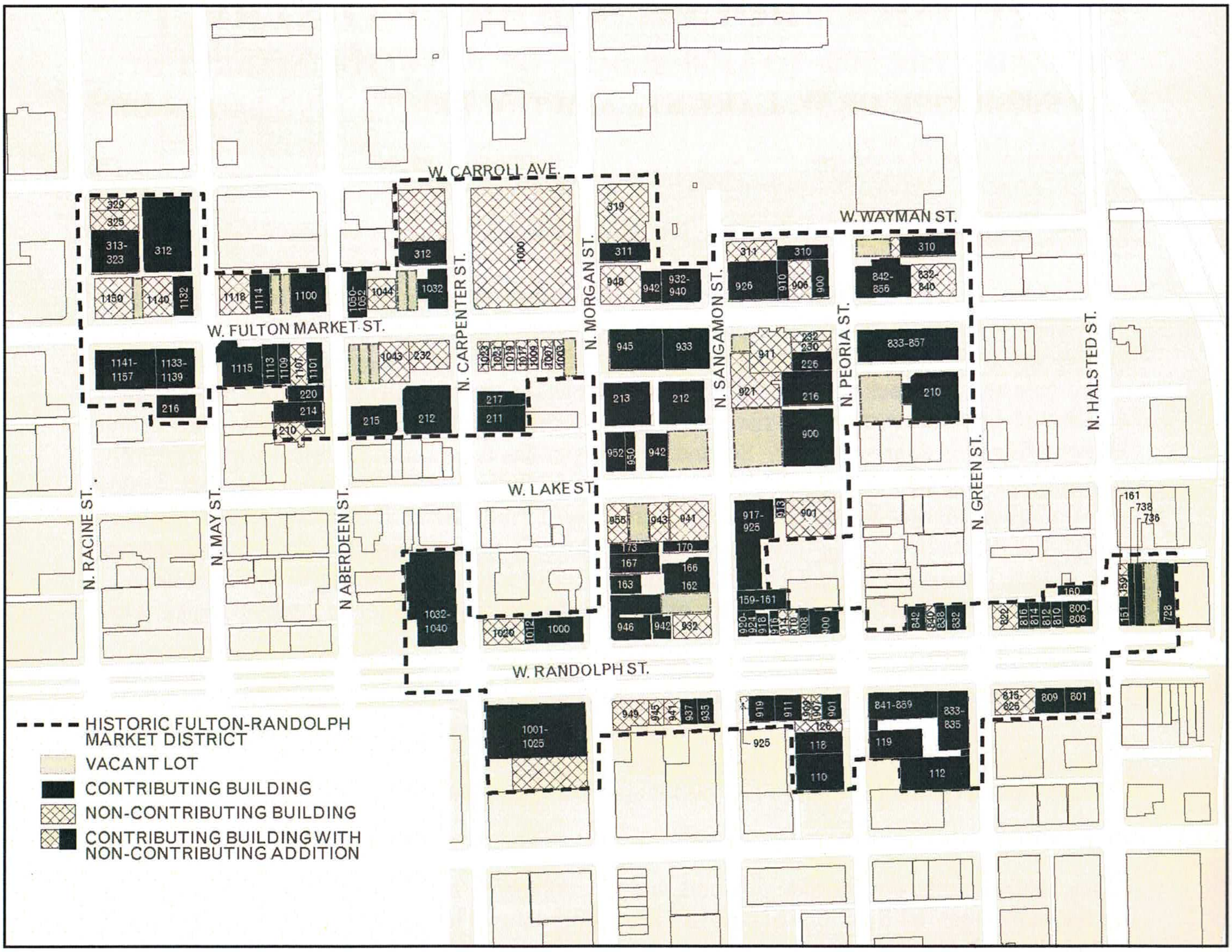
PERIOD OF SIGNIFICANCE: CIRCA 1850-1964

Through its historic buildings and streetscapes, the Fulton-Randolph Market District illustrates three historic contexts of the city's past. First it conveys Chicago's importance as a wholesale market into which flowed the agricultural bounty of the Midwest and West. The vast quantities of produce and livestock produced in these regions as the country was settled required complex systems of distribution that gave rise to wholesale food markets, of which the Fulton-Randolph Market District is a rare survivor. Second, the district has functioned historically and currently as a meatpacking area, one of Chicago's most historically-important industries. Historic buildings on Fulton Market St. housed branch operations of Philip Armour, Gustavus Swift and Nelson Morris, the nation's "big three" packers and global brand names in the early-twentieth century. Third, the district includes a significant number of loft manufacturing and warehouse buildings that exemplify the importance of industry to the city's economic development.

The district is the oldest food marketing district in Chicago with an ensemble of historic mercantile buildings that continue to function to a substantial degree as wholesale produce and meatpacking outlets. Though the majority of the historic buildings in the district were built between 1880 and 1929, it began to function as a food market in 1850 when the then-Town of Chicago built a municipal market hall building in the middle of Randolph St. west of Desplaines St.

Cities depend on the countryside for food, and the collection, marketing and distribution of food are the most essential functions of cities. Throughout human history cities have been designed with dedicated urban spaces and structures to connect agricultural producers with urban consumers. The Fulton-Randolph Market District, in both its widened street layout on Randolph and its concentration of historic wholesale produce and meatpacking buildings, exemplifies this important urban function.

Chicago historically styled itself as "The Great Central Market" and historians have described nineteenth century Chicago as a "Golden Funnel" into which flowed commodities. Both concepts reflect Chicago's advantageous location at the center of lake, canal and rail transportation networks and the city's encirclement by the vast and rich agricultural regions of the Midwest, the Great Plains and later the West as the country was settled. The accumulated supply of grain, livestock, vegetables and fruits from these regions poured into Chicago "with a never


W. CARROLL AVE.
W. WAYMAN ST.
W. FULTON MARKET ST.
W. LAKE ST
W. RANDOLPH ST.
N. RACINE ST.
N. MAY ST.
N. ABERDEEN ST.
N. CARPENTER ST.
N. MORGAN ST.
N. SANGAMON ST.
N. PEORIA ST.
N. GREEN ST.
N. HALSTED ST.
HISTORIC FULTON-RANDOLPH MARKET DISTRICT
VACANT LOT
CONTRIBUTING BUILDING
NON-CONTRIBUTING BUILDING
CONTRIBUTING BUILDING WITH NON-CONTRIBUTING ADDITION

The proposed Fulton-Randolph Market District is comprised of approximately seven blocks of W. Fulton Market St., six blocks of W. Randolph St., , and two blocks of W. Lake St. plus properties facing several adjacent north-south streets It is located one mile west of Chicago's Loop in the Near West Side community area. An explanation of the district's boundaries is found on page 49.

This map is meant for illustrative purposes only. The final district boundary and description would be defined in a Chicago landmark designation ordinance passed by City Council.

ceasing stream though the marts of this growing city . . . increasing its wealth and importance, in a ratio year to year such as was never known before in the history of any commercial city on earth," according to early Chicago historian A. T. Andreas.

This bounty demanded systems of collection and channels of distribution that were provided by an intricate arrangement of wholesale food marketing districts in the city, including the old South Water Market, the Union Stock Yards and the Maxwell Street Market. The Fulton-Randolph Market district preceded all of these markets in the city's history, and it is the only one that continues to function as a place for the wholesale distribution of food. As such, the Fulton-Randolph Market District illustrates the "Bread Basket of the Midwest" theme of Chicago's history.

As Chicago grew, the Fulton-Randolph Market District developed areas of commodity specialization, with Randolph St. focused on regionally-grown produce and Fulton Market St. specializing in meatpacking. Chicago established itself as the nation's headquarters of the meatpacking industry during the Civil War and it retained that position until the 1920s. Chicago's "big three" meatpacker –Philip Armour, Gustavus Swift and Nelson Morris–successfully applied industrial methods to the processing of livestock to become national leaders of the meatpacking industry and global brand names by the turn of the twentieth century. The center of their operations in Chicago was at the Union Stock Yards, although none of the buildings associated with these packing firms survive there. However, Armour, Swift and Morris all maintained branch houses on Fulton Market St. in the block of market buildings built in 1887 on either side of Fulton Market St. between Green and Peoria streets. As no other meatpacking buildings associated with these companies are known to survive in Chicago, the Fulton-Randolph Market District provides a link to these exceptionally important Chicago companies which were global brand names.

In addition to food marketing and processing, the Fulton-Randolph Market District includes a number of historic manufacturing and warehouse buildings. These reflect a larger pattern of industrial development on the Near West Side in the late-nineteenth and early-twentieth centuries. In 1911 the Chicago & North Western Railway opened a new terminal one-half mile east of the district. The new terminal displaced industries from the area bounded by Clinton, Canal, Madison and Lake streets, and many of them moved westward. The terminal also attracted new manufacturing industries to the Near West Side. Another pull to the area was its local labor force as a large number of Chicago's working class lived on the Near West Side. The manufacturing and warehouse buildings in the Fulton-Randolph Market District contributed to Chicago's prosperity and reflect the historical importance of industry in Chicago's economic development.

The period of significance of the district is preliminarily identified as 1850 to 1964. The start date refers to the city's construction of a market hall in Randolph St. in 1850 which established the district's function as a food market. The historic buildings in the district were primarily built between the 1880s and the onset of the Great Depression. The last historic building in the district, the Richters Food Products Company at 1032-40 W. Randolph St., was completed in 1931, however historic buildings in the district continued to be used and altered. Because the district has such an extended history of use as a place of wholesale produce marketing and meatpacking, many buildings within it have sustained alterations and changes that are related to their historic functions and these changes may have their own historic significance. The National Register of Historic Places, a national program that recognizes historic significance, has adopted a fifty-year rule which is used by the National Register staff to evaluate historic significance. The Commission on Chicago Landmarks does not have a fifty-year rule, however the Commission does apply the National Register standards in much of its work. Therefore, the period of significance for building construction should be considered 1931, and for alterations the period of significance should follow the fifty year rule, or 1968.

DISTRICT HISTORY AND DEVELOPMENT

The Fulton-Randolph Market District embodies historic themes of food wholesaling and meat packing that extend back to the early years of Chicago. The district's history traces the city's efforts to feed an ever-growing metropolis. Though Randolph and Fulton Market Streets developed concurrently and were complimentary to each other, for the sake of clarity Randolph's history will be discussed first and Fulton second.

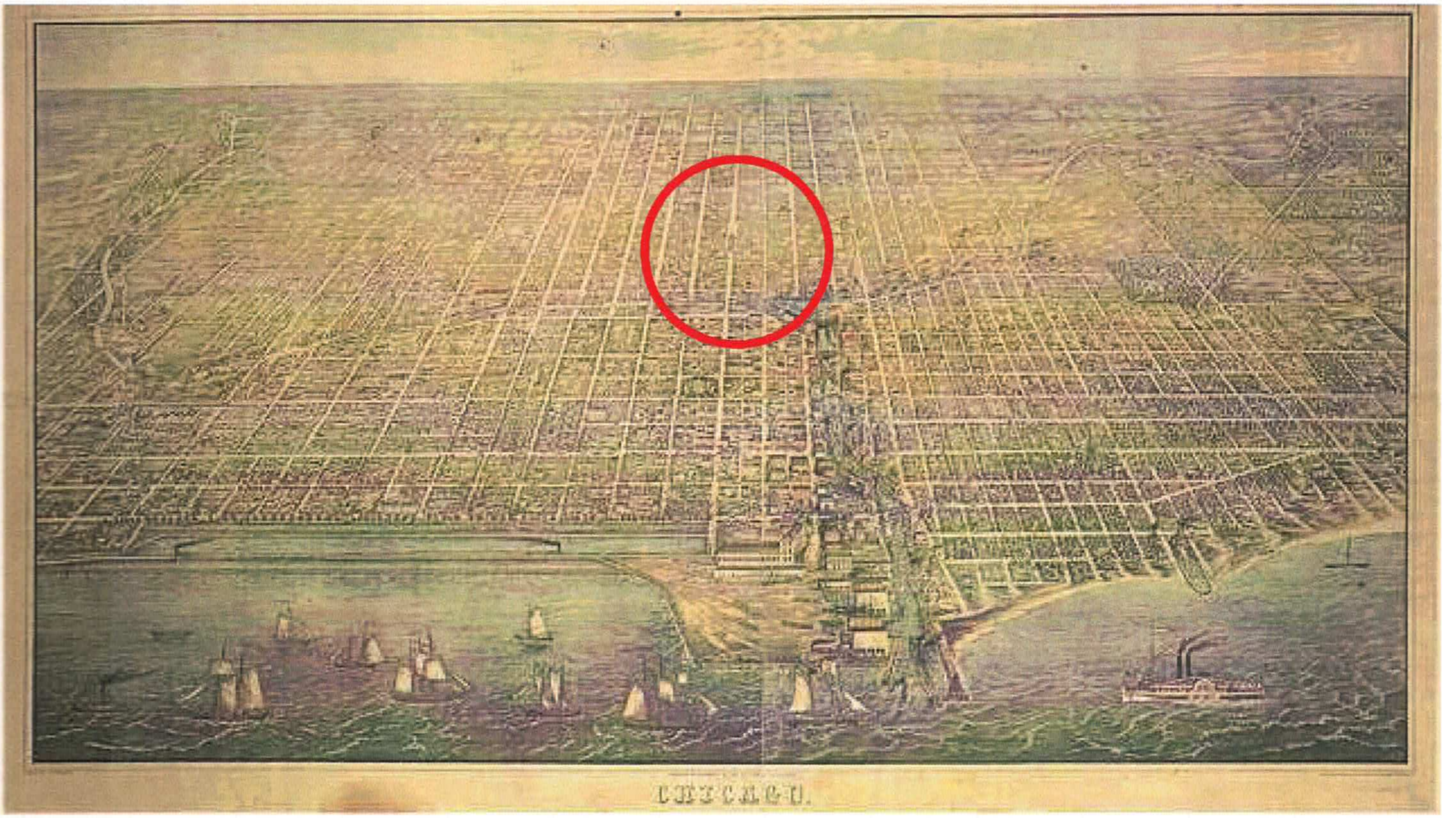
RANDOLPH STREET MARKET

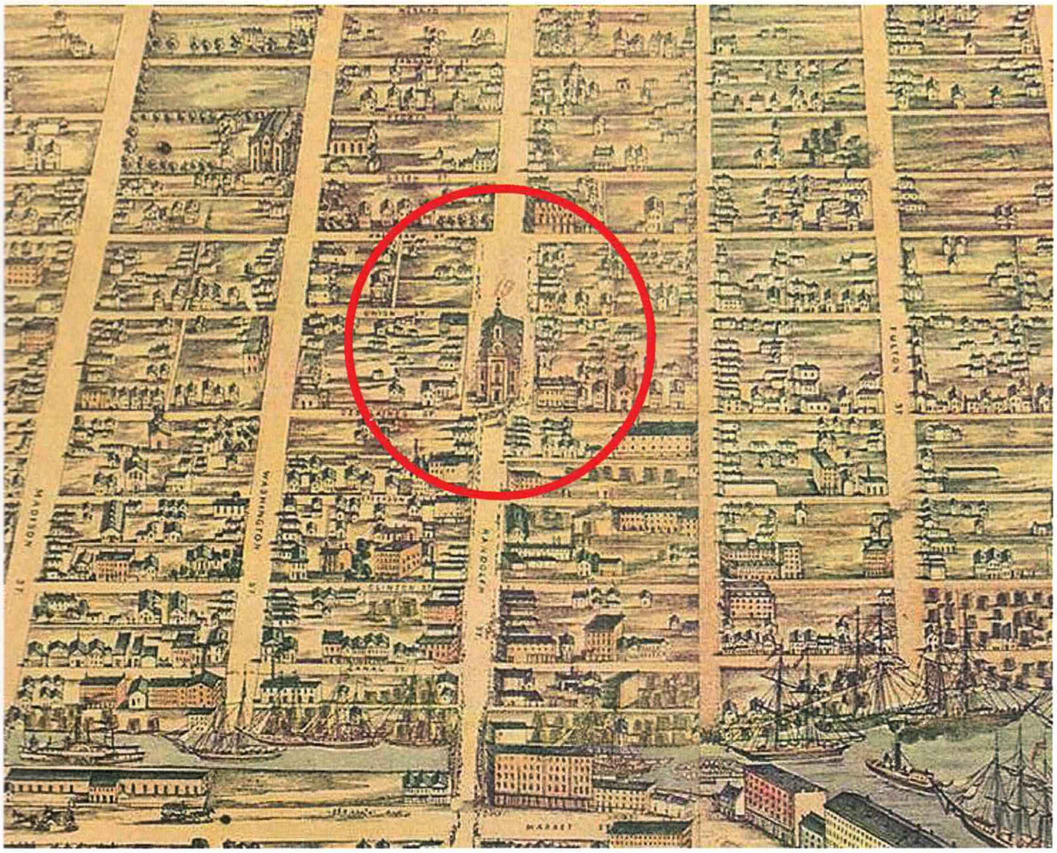
Municipal Market Halls in Early Chicago and on Randolph Street

As early as the 1840s Chicago's population had grown to a point where it was dependent on the agricultural produce of the surrounding country for its food supply. To insure that its citizens had access to an adequate supply of competitively-priced foods, the common council and mayor of the then-Town of Chicago established an open-air food market in the middle of State St. Soon thereafter, Chicagoans began to call for the construction of an enclosed market hall that would eliminate weather-related shut downs and improve sanitation. Thus in 1848 town authorities allocated public funds to build a two-story structure to house both a public food market and Chicago's first purpose-built city hall. The combined market and town hall building type concept was not unique to Chicago as these structures had been built in northern Europe and in the American colonies for centuries. The two-story brick and stone building was located in the middle of State St. between Lake and Randolph streets and measured 80 feet in length.

Known as the State Street Market Hall, the building was designed by John M. Van Osdel, widely acknowledged as Chicago's first architect. The first floor contained thirty-two stalls for food vendors while second floor contained five rooms which accommodated all of Chicago's government functions. Though growing in number, the population of the city was still too small to support wholesale markets and the vendors of the hall sold directly to Chicago consumers. To protect those consumers, and to give vendors a level playing field, the council enacted regulations that were common in the period. For example beef and produce could not be sold anywhere else in the city during the hall's hours of operation. "Forestalling," or the sale of goods privately before they reached the market stall, was also prohibited, and weights and measures were tested to prevent fraud.

As the city expanded outward from the center, in 1850 the city built three more market hall buildings to serve the growing population. The North Market Hall was built on Hubbard (then




MADISON ST.
WASHINGTON ST.
RANDOLPH ST.
FULTON ST.
MARKET ST.

The above "birds-eye" lithograph of Chicago, created in 1857 by Christian Inger, is based on a drawing by I.T. Palmatary and published by Braunhold & Sonne.

A detail of the map at left shows the West Market Hall (built 1850) that was located in the middle of Randolph Street. It was one of four food market halls built by Chicago city government between1848 and 1850.

The lithograph also shows that Randolph Street had been widened for a length of two blocks to accommodate the market building. When the market building was demolished, this widened section of Randolph became an open-air farmers market.

Michigan St.) between Clark and Dearborn streets, and the site of the building is commemorated in a stone tablet at the former Cook County Criminal Court Building at 54 W. Hubbard St. The other two market halls were built to serve the residents of what was then known as Chicago's West Division, and were located on either side of the South Branch of the Chicago River. The Market Street Hall was near the current location of South Wacker (then Market St.) and Washington St., while West Market Hall was built in the middle of a widened section of Randolph St. west of Desplaines St. The widened street and bell-towered market hall on Randolph St. are clearly visible in an 1857 "birds-eye" lithograph of Chicago by Christian Inger. Research has not yet identified the architect of these three additional market halls, although it is very likely that John M. Van Osdel received these commissions following his design of the first hall on State St.

In addition to marketing food, the West Market Hall, like the others in the city, became a focal point of urban life. The *Tribune* reported that the upper floor of the hall was frequently used for public celebrations and political meetings, particularly by the paramilitary "Wide Awakes" of the Republican Party during Abraham Lincoln's campaign for the presidency in 1860. The West Market Hall also housed the first police station west of the Chicago River.

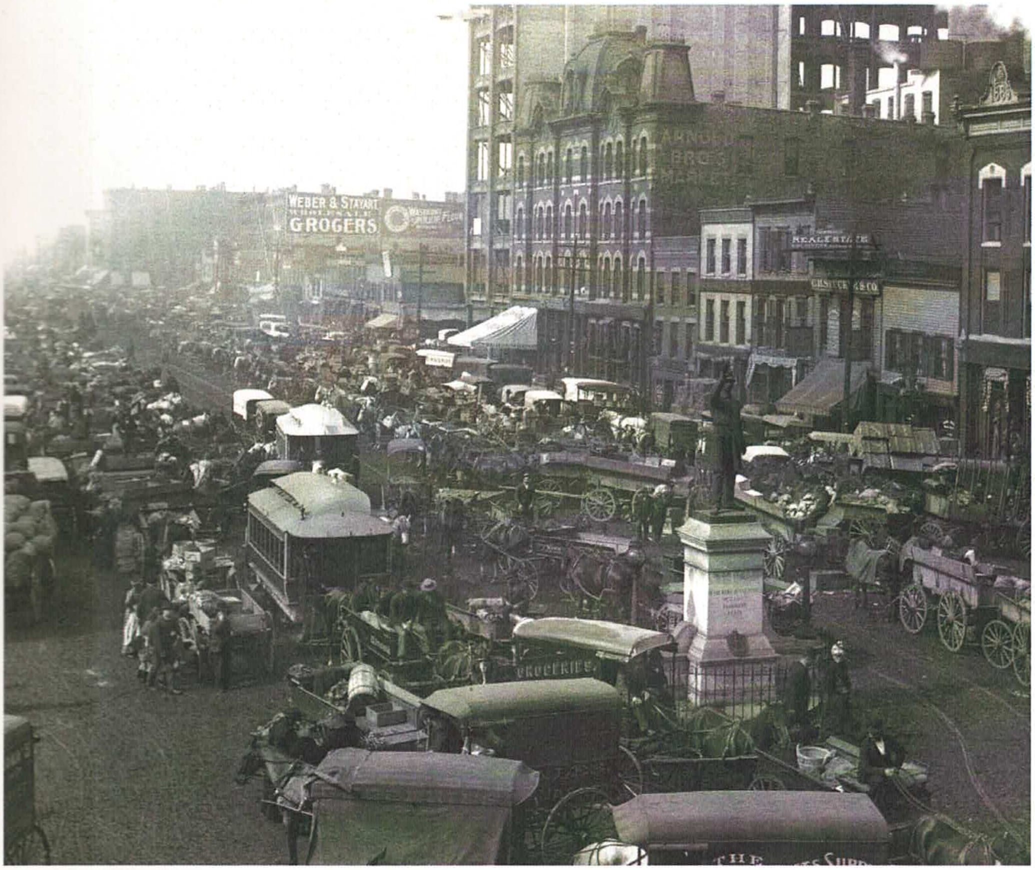
Within a decade of their construction, the State Street Market Hall and Market Street Hall buildings were demolished. The North Market Hall on Hubbard Street survived until 1871, when it was destroyed in the Great Chicago Fire. The West Market Hall was outside of the fire limits and survived the fire, but was torn down a year later by the city.

The reason for the demise of the city's municipal market halls is a matter of speculation. Some sources suggest that price-fixing and sanitation became problems despite city regulations, while others suggest that the buildings, particularly the State Street Market and West Market Hall, caused traffic congestion due to their mid-street locations. Whatever the cause, these market facilities would have inevitably become inadequate to serve the city's growing population. The great quantity of foodstuffs required to feed the population gave rise to a new entity in the urban food marketplace–wholesalers. These "middle-men" connected the agricultural producers with urban consumers. Wholesalers collected, broke down and channeled to retailers the bulk of foodstuffs entering the city.

Open-Air Wholesale Farmers Market in the Middle of Randolph Street

Though the West Market Hall building did not survive, market demand for produce on the Near West Side remained. To take advantage of this demand, in 1881 the city passed an ordinance establishing the West Randolph Street Public Market, an open-air produce market managed by the city in the two-block widened section of Randolph St. This area was the city's principal market for hay, as established by an 1860 ordinance, and thus the widened street became commonly known as "Haymarket Square." While no hay had been sold in the square since 1875, the Haymarket Square name remained in use for decades. The Haymarket Riot, an outgrowth of labor unrest in the late 19th century, likely helped reinforce the usage of the name for the area (although the tragic events of May 4, 1886, occurred north and west of the proposed district, where the site is a designated Chicago Landmark).

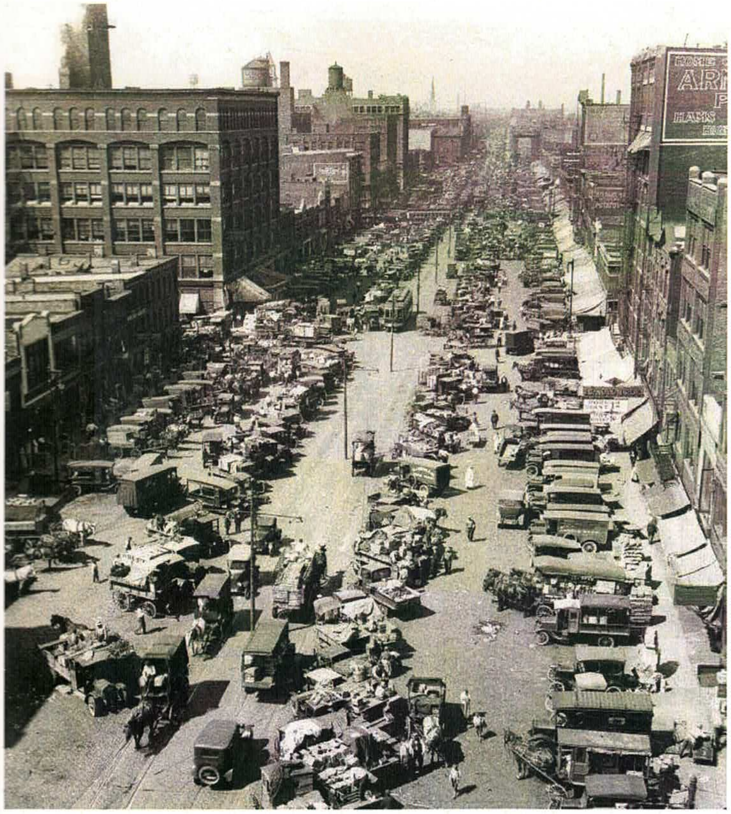
Locally-grown produce sold at the open-air market on Randolph St. was an important part of



Above, looking west on Randolph from Desplaines, circa 1890.

Though the West Market Hall was demolished, the site of the building, in the middle of Randolph St., was maintained by the city as an open-air wholesale farmers market.

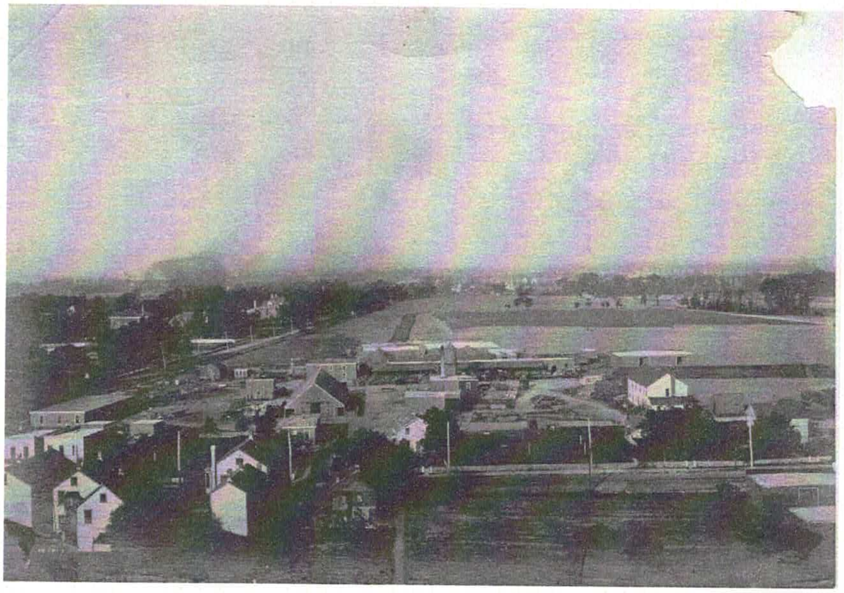
City and country met at the Randolph St. farmers market, making it an attraction for locals and visitors. The *Tribune* described the market in 1907 as "metamorphosed into a section of rural cosmopolitanism" with hundreds of wagons piled high with "garden truck." In 1896 tourists reading Rand McNally's guide to the city were encouraged to visit the farmers market which it described as "one of the old landmarks of the city" where "the city and country meet day by day in the everlasting crash of separate interests . . . It is in places like this that the student of human nature will find an inexhaustible fund of amusement and instructions."



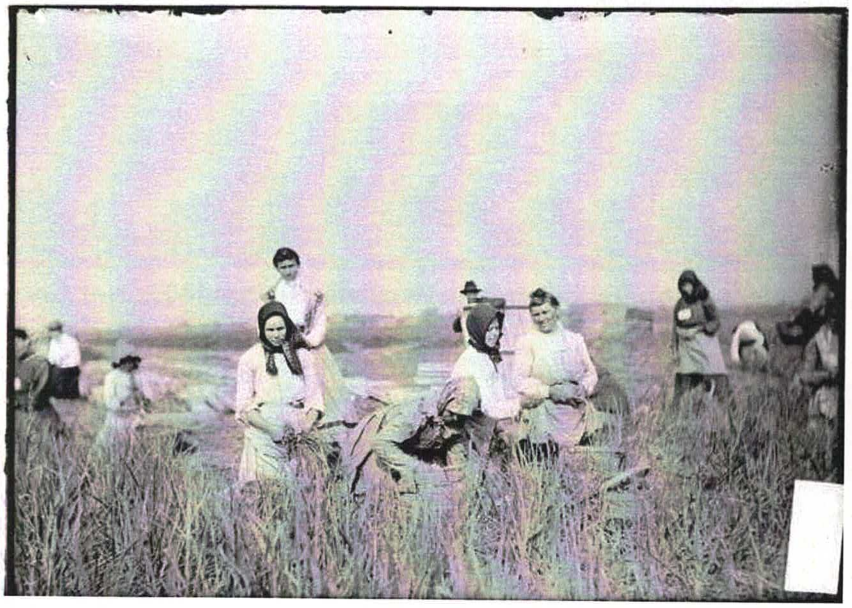
Above, circa 1923 view of the market after the widened section of Randolph St. had been extended west to Union Park.

Above, the market on Randolph was featured in a 1955 article in *Chicago* magazine.

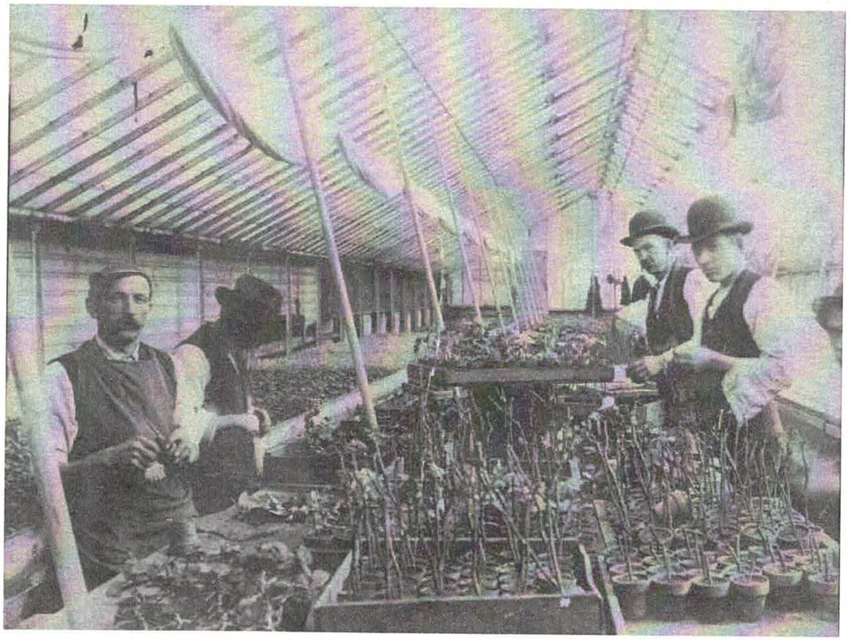
The open-air farmers market on Randolph St. was supplied by truck farmers who worked land in Chicago's undeveloped neighborhoods and suburbs. Their produce was an important part of Chicago's economy and food supply in the late nineteenth and early twentieth century.



The photo at top right is a view of Lyman A. Budlong's 700-acre truck farm near Foster and Western Avenues in what is now known as the Bowmanville neighborhood. Descended from a long line of Rhode Island gardeners, Budlong came to Chicago in 1857. By 1903 the Chicago *Tribune* proclaimed that the Budlong farm was the largest pickle farm in the nation.



The kerchiefed women and girls in the photo at middle right were photographed working on an onion farm in Chicago in 1904. Truck farm harvests were brought in by seasonal workers, many of whom were immigrants.



In addition to produce, truck farmers also supplied the city's floral wholesale markets. The photo at lower right is from a February 1907 issue of *American Florist* magazine that depicted workers at a greenhouse at the Budlong farm where roses were "being cut back preparatory for summer blooming, having been rested during the month of January."

Chicago's food supply in the late-nineteenth and early-twentieth centuries. The market was supplied by truck farmers. The slightly archaic term truck farmer is a nineteenth century expression used to describe farmers who "trucked" their produce in wagons to city markets, and it was in common usage well before the introduction of motor trucks. Truck farms grew up within a 15-mile radius from the perimeter of the city and were located where many of the city's current outer neighborhoods and suburbs are now located. In 1892 the term "Naperville complexion" was used to describe suntanned truck farmers. The Roseland neighborhood is so named because of the truck farmers that settled there and supplied the city's floral market. The truck farmers on Randolph St. tended to be Dutch, Germans and Swedes who leased their land. As the city expanded, truck farms were continuously encroached upon by development, and in the 1890s one reporter described a farm "bounded on all four sides by walls of masonry and flat dwellers." In size truck farms ranged from small gardens to a 700-acre tract near Foster and Western Avenues farmed by Lyman A. Budlong in 1857.

Truck farmers sold their produce directly from their wagons, and later trucks, travelling to and from the market each day from their farms. Most arrived in the afternoon or evening in order to position themselves for the next morning's opening. Parking space was provided in the middle of the widened section of Randolph St. in exchange for a fee paid to a city employee known as the market master. The market master was also responsible for enforcing city ordinances regulating the market, such as opening and closing hours, weights and measures, and sanitation. City ordinances also required that those selling from the wagons on Randolph be the producers themselves. The Randolph St. truck farmers were wholesalers who did not sell directly to consumers but rather to retail grocers, as well as institutions, restaurants and hotels. Street peddlers also bought from the truck farmers on Randolph St. and resold the produce door-to-door in Chicago neighborhoods, a common practice before the development of domestic refrigerators.

Truck farming life and the Randolph St. market exercised fascination upon Chicagoans. They were the backdrop of Edna Ferber's Pulitzer Prize-winning novel *So Big* (1924). The main character in the novel was based on Antje Paarlberg, a Dutch immigrant and widow who ran a truck farm in South Holland, Illinois, a south suburb of Chicago. Chicago author George Ade also wrote about the truck farmers of Randolph St. in his short story "With the Market Gardeners," published in 1894. The story tells of the Gruber family who farmed ten acres in Jefferson Township, "part of that great vegetable fringe lying inside the city limits." Ade described Gruber's day at the market:

> *The first marketers came soon after daybreak, some with baskets and some with grocery wagons, to get the pick of the produce. Then came the commission-house wagons, which lined up close to the sidewalk, with some of the teams swung sidewise to economize space. From one end of the square to the other three narrow passageways are left open. The one in the middle permits the passage of [street] cars, which run a gauntlet of horses for two long blocks. The perspective of two rows of horses standing in military lines facing the car tracks, the animals almost nose to nose the entire distance, is something very nearly spectacular. In all the jumble at either side there is one cleared road large enough to allow the passage of a wagon, and this holds a moving line of trucks and delivery wagons the whole day.*

City directories and Sanborn maps identify a number of businesses within the district that catered to the truck farmer. Seeds, bulbs and burlap bags could be purchased from businesses at 816 and 920 W. Randolph St. and at 160 N. Halsted Street. Truck farmers could also stable their horses and 901 W. Lake St. and have them reshod at 950 W. Lake St. For refreshment there were a number of saloons and restaurants on Randolph.

Replacing Vice With Vegetables: Expansion of Randolph Street in 1908

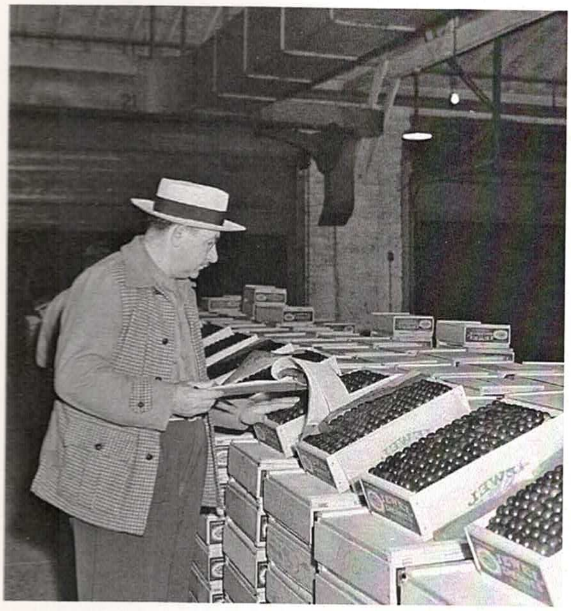
While the market may have been picturesque, it was also overcrowded and inefficient. The widened section of Randolph St. to which the market was originally confined extended only two blocks from Desplaines to Halsted streets. In 1902 an association of truck farmers and property owners on Randolph facing the market called for extending the widened section of the street an additional three blocks past Green and Peoria to Sangamon. In addition to providing more room for the farmers market, the extension was also intended to clean up a vice district that had established itself west of the market. Known as "Dopetown," Randolph St. west of the market was notorious for the illicit sale of morphine and cocaine in saloons and drugstores. The *Tribune* noted that "the clearing away of these old, sagging, desolate shacks will be in line with the dreams of a Chicago beautiful, as well as a Chicago commercial and realistic." By replacing vice with vegetables, the expansion of the farmers market reveals the social concerns of the period, including the Progressive Movement which promoted lower food costs and good nutrition to improve public health, and the City Beautiful movement that promoted urban planning to relieve social ills.

The city council approved the market extension in 1903. However, the project was not completed until 1908 due to court battles with Randolph St. property owners whose buildings lay in the path of the expanded street. The project required demolition of at least 35 feet off the front of buildings facing the street, if not the demolition of buildings entirely. A few buildings were also lifted and moved back on their lots.

While the 1908 widening of Randolph St. was intended to relieve congestion at the farmers market and eliminate a vice district, it also fueled real estate speculation and a rise in property values on Randolph between Halsted and Sangamon streets. Speculators understood that the enlarged market would attract wholesale produce dealers, commonly known as commission merchants who had occupied the buildings on either side of Randolph Street. (The commission merchants are discussed in detail in the next section.) To capitalize on this prospect, developers built new facilities, known as commission houses, to rent to these merchants. Examples include 800 W. Randolph (1907), 851 W. Randolph (1907), 900 W. Randolph (1908) and 911 W. Randolph (1908). These two-story brick buildings are multiple-bay commission houses with rows of rental workspaces specifically designed for wholesale produce dealers. There were also smaller single- and double-bay commission houses, including 816 W. Randolph St. (1907), 842 W. Randolph St. (1908), and 810 W. Randolph St. (1907). This pattern of speculative commission house development would reoccur farther west on Randolph St. when the street was widened again in 1924.

Commission Row: Wholesale Produce and Grocery Dealers on Randolph Street

In addition to, and concurrent with the market hall and open-air markets described above, Randolph St. and its cross streets west of Halsted included a concentration of wholesale dealers of produce and groceries which were housed in a buildings known as commission houses, and this


(a)

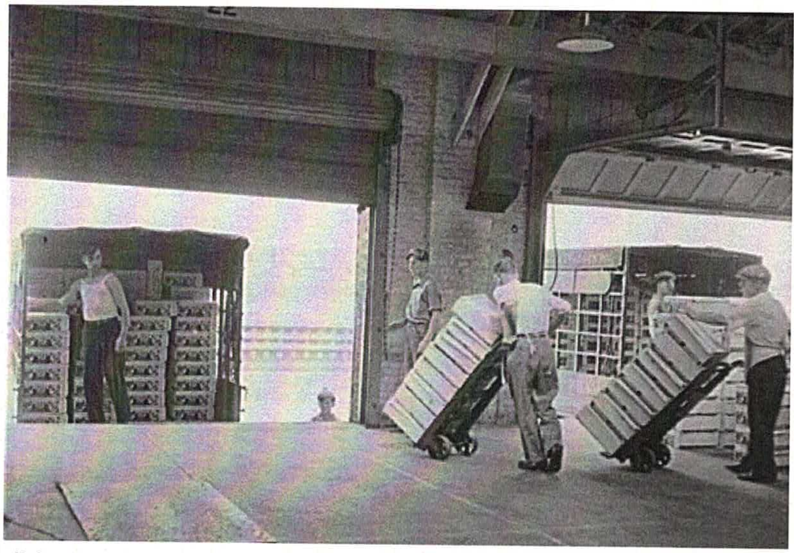
Commission merchants received large quantities of produce and groceries from producers and sold these goods on commission to retailers, hotels and restaurants. Their activities and buildings are a significant part of the district's historic significance. Few historic photographs exist of the commission merchants in the Fulton-Randolph Market District. However, documentary photographer John Vachon recorded the commission merchants at Chicago's then-new South Water Market in July 1941. These photographs, sponsored by the Farm Security Administration - Office of War Information, illustrate the historic workplaces and conditions of Chicago's commission merchants.

(a) Commission merchant examining fruit at a rail terminal warehouse in Chicago.

(b) Loading sold crates of fruit onto commission merchants' trucks for delivery to the buyer.

(c) Onions and potatoes at the produce market, where commission merchants sell to retailers.

(d) Crated fruit on display for buyers in a commission house.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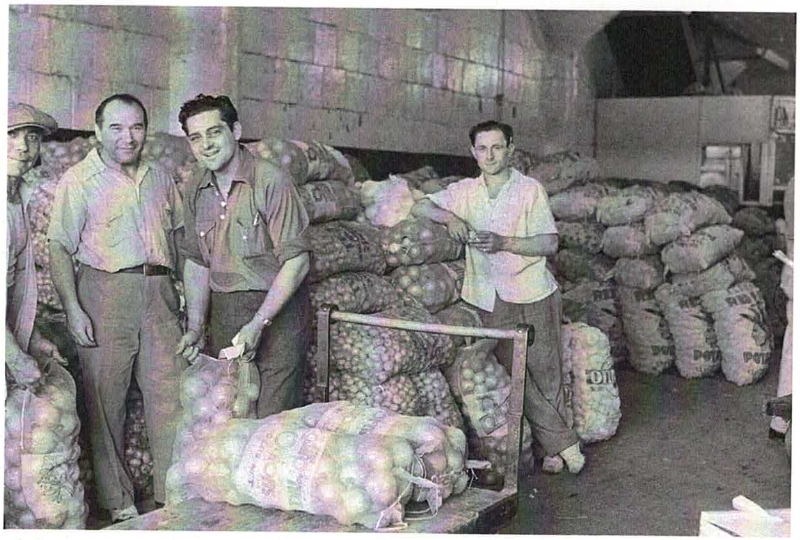
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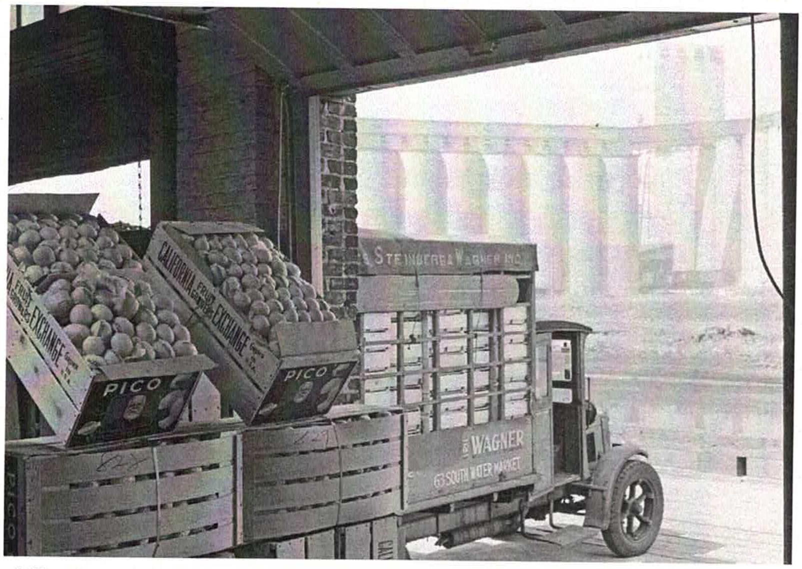


(d)

part of Randolph St. was known as "Commission Row." (The meatpacking function of the district was historically concentrated along Fulton Market St. and is discussed in the next section of this report.)

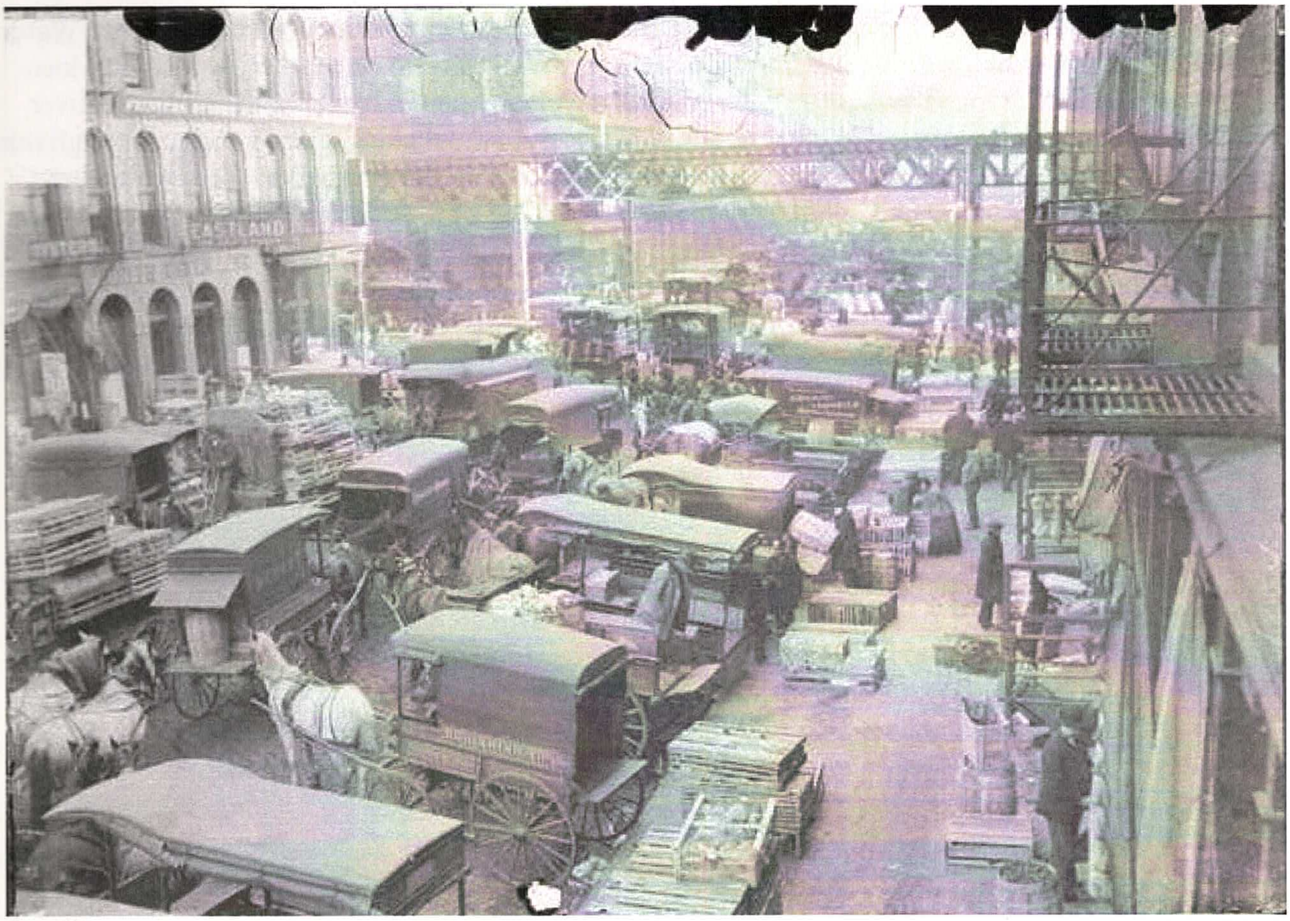
The emergence of wholesale produce dealers in Chicago was a result of the industrialization of the nation's food system initiated by the development of railroads. As Chicago's rail network expanded, the city's food market reached out to areas with longer growing seasons. West Coast harvests reached the city as early as 1869 when Chicago wholesaler Washington Porter ordered an ice-chilled railcar filled with California produce. By the 1880s citrus from Florida and Central America (the latter via the Port of New Orleans) was flowing into the Chicago wholesale markets. By 1890 Porter was importing 8,000 rail car loads (known as "carlots") of produce each year, and he was only one of dozens of produce wholesalers in Chicago by that time.

Commission merchants were operating on Randolph as early as 1863. The historian A. T. Andreas noted a Henry Schoellkopf establishing a wholesale food concern on the 800-block of Randolph St. in that year (the building no longer survives), and building signage visible in circa 1890 photos of Randolph St. show the presence of numerous wholesale produce and grocery dealers.

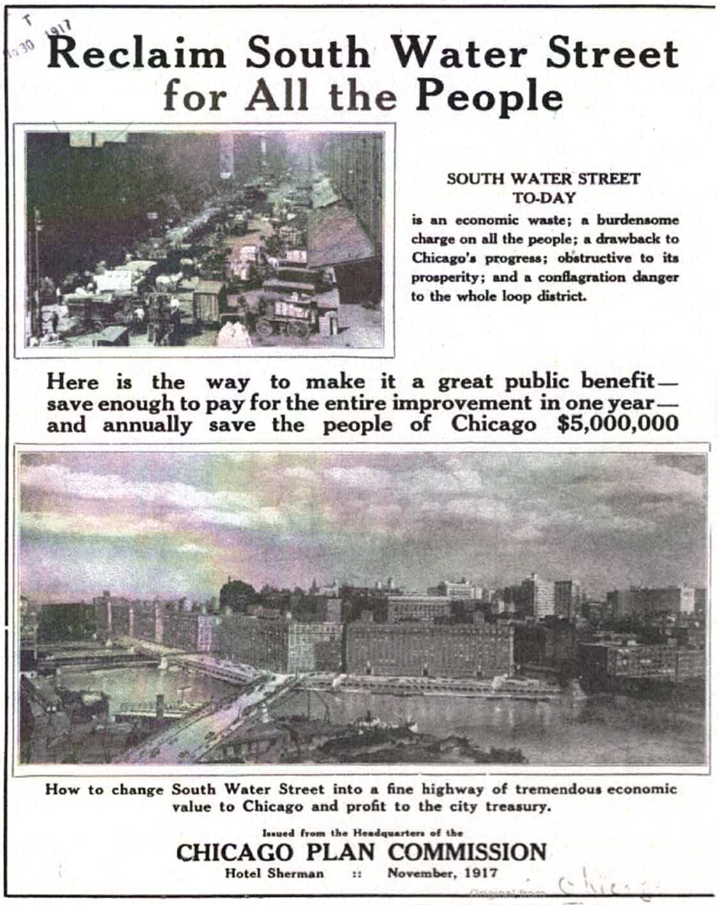
In the 1930s economists at the University of Chicago published papers that reveal the workings of Chicago's wholesale food markets. "Carlot" produce sent to Chicago was either owned by the farmer who grew it or by brokers known as "carlot receivers" who bought produce in railroad car-sized quantities directly from farmers. Either the farmer or the broker would negotiate with commission merchants in Chicago a fixed-fee commission for every carlot the merchant sold. When the rail shipment arrived in the city, the commission merchant would unload and transport his produce to his commission house where it was then displayed and resold to retail grocers, the hotel and restaurant trade, department stores, and institutions such as hospitals and clubs. Another type of market entrepreneur, known as a "jobber," operated differently from the commission merchant. The jobber assumed more risk and actually bought the carlots of produce and took profits from its sale. In economic studies and Chicago press at the time there was little distinction between these two types of marketer, and the term commission merchant was typically applied to both. In addition to buying rail-shipped produce, commission merchants also bought from the farmers market in the middle of Randolph St.

To operate their businesses, commission merchants built or leased a distinct building type known as a "commission house." A commission house was designed to receive wagons and later trucks for the unloading of crates of produce. It was also used to display crated goods for sale, and once sold, the crates were packed on to vehicles again for delivery to purchasers. Because of the perishable nature of produce, excessive inventory risked spoilage. Therefore the storage requirement for the commission merchants was low, and commission houses tended to be limited to 2- to 3-stories. Commission merchants conducted much business by telephone and telegraph, so commission houses usually contained a small office. Telegraph services were available at the Fulton Market Cold Storage building at 1000 W. Fulton Market St., where Western Union operated an office.

In addition to the wholesale produce market on Randolph St., a larger number of wholesale



In addition to the wholesale produce market on Randolph St., a larger number of wholesale food dealers operated out of the old South Water Street Market (above), which was located between State and Wells Streets on Market St., now the location of Wacker Drive. Congestion at South Water as well as the expansion of the central business district in the Loop resulted in calls for its removal in Daniel Burnham's *Plan of Chicago* in 1909, and by the Chicago Plan Commission in its publication (right) from 1917. When the old South Water Market finally closed in 1923, a significant number of its commission merchants relocated to new buildings in the Fulton-Randolph Market District.



T
30 1917

Reclaim South Water Street for All the People

SOUTH WATER STREET
TO-DAY

is an economic waste; a burdensome charge on all the people; a drawback to Chicago's progress; obstructive to its prosperity; and a conflagration danger to the whole loop district.

Here is the way to make it a great public benefit—save enough to pay for the entire improvement in one year—and annually save the people of Chicago $5,000,000

How to change South Water Street into a fine highway of tremendous economic value to Chicago and profit to the city treasury.

Issued from the Headquarters of the
CHICAGO PLAN COMMISSION
Hotel Sherman :: November, 1917

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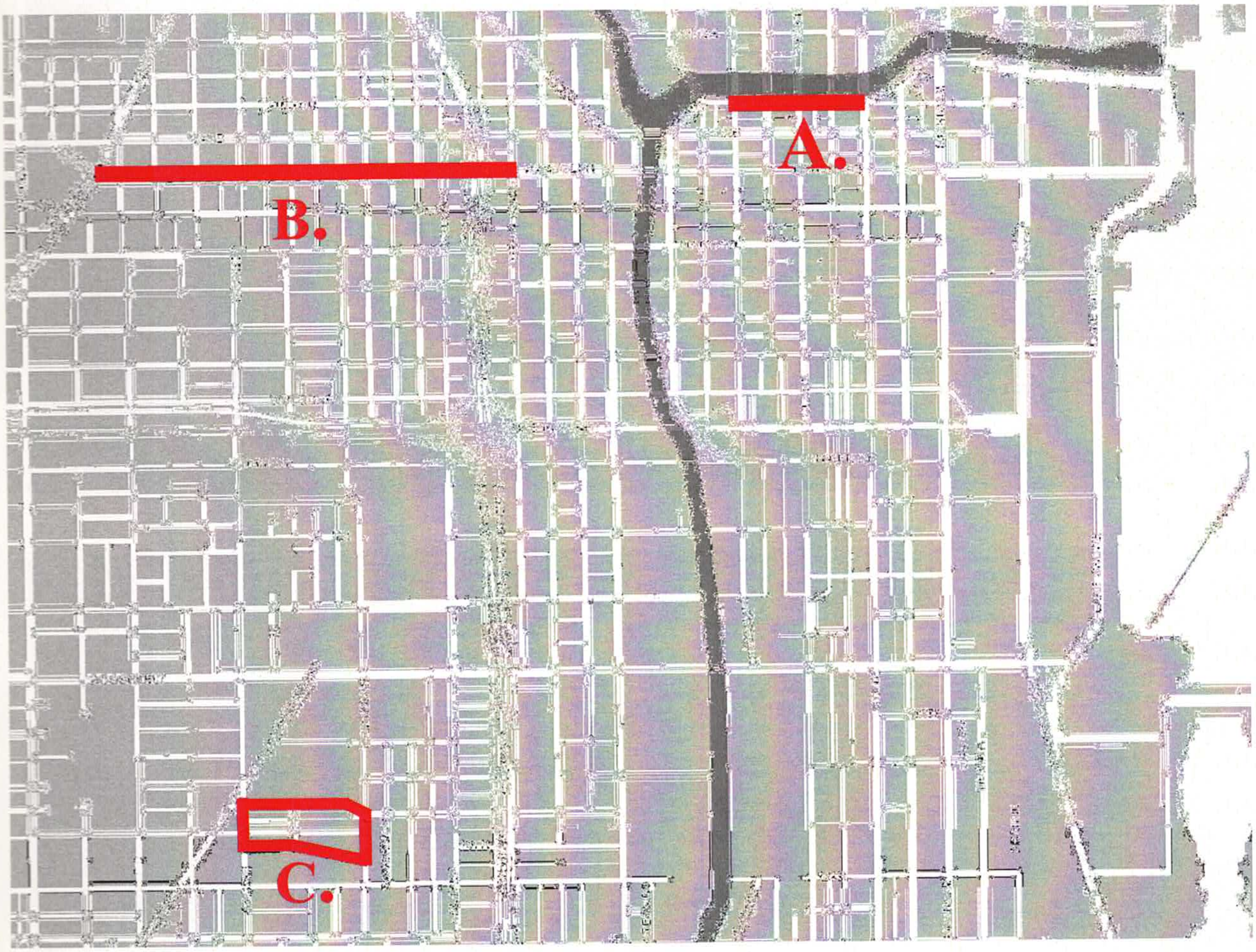
food dealers in the late nineteenth and early twentieth centuries operated out of the South Water Street Market, which was located between State and Wells streets on Market St., now the location of Wacker Drive. The South Water Market developed on the banks of the Chicago River early in the city's history when most goods were received from ships docked there. Though this form of shipping was displaced by rail, the South Water Market remained at the river's edge despite extremely congested conditions and encroachment of the central business district. Like the picturesque pandemonium at Randolph St., South Water Market became a destination for sight seers and photographers who found "a street packed with boxes and barrels, along which thousands of people elbow their several ways, and the street is so filled with teams that one wonders how any can ever be extricated." Despite the attraction, most Chicagoans correctly believed that the inefficiency at South Water was adding to food costs locally, and Burnham and Bennett's 1909 *Plan of Chicago* called for the removal of South Water Market and the creation of Wacker Drive in its place, although the *Plan* did not identify a new location for the market.

City plans and public debate on where to relocate the South Water Market dragged on for years, though the removal of South Water from the Loop grew increasingly inevitable. Speculators and an association of commission merchants on Randolph St. hoped that the merchants at South Water would move to Randolph St. As the economy improved after World War I, lobbying began for a second widening of Randolph St. from Sangamon all the way to Union Park, this time to attract not famers but commission merchants from South Water. By 1921 commission merchants based in South Water and speculators were buying properties on Randolph St. in anticipation of its widening.

The soon-to-be-vacated wholesale produce dealers at South Water were split about where to relocate. One camp, dominated by larger wholesalers, elected to build a new market facility more closely integrated with railroad lines at the southern edge of the Near West Side. Located in an area roughly bounded by 14th Pl., 16th St., a rail embankment, Racine Ave., and Morgan St., this new facility was completed in 1925 and retained the name South Water Market. (In 2004 the market buildings were listed on the National Register, and it has been converted to residential use. Currently the Chicago International Produce Market at 2404 S. Wolcott Ave., built in 2003, is the focal point for produce wholesaling in Chicago.)

The second camp of displaced South Water merchants tended to be smaller commission merchants who did more business with Loop hotels and restaurants. The new South Water Market was located approximately two miles from the Loop, while Randolph St. was half that distance and closer to Loop customers. The other advantages of Randolph St. included its proximity to the wholesalers on Fulton Market St., and nearly all of the poultry, butter and egg dealers from South Water relocated to Fulton. Another benefit of Randolph St was its farmers market.

The second widening of Randolph, from Sangamon to Union Park, a distance of two-thirds of a mile, or ten city blocks, began in 1922 and was completed in December 1923. Some of the larger buildings in the path of the widening, such as the National Biscuit Co. building at 1001-1025 W. Randolph St., were cut back and their street-facing facades were re-built, but the majority of the existing buildings were demolished and replaced with new commission houses. The portion of the1923-widened Randolph St. within the district includes six commission houses built be-

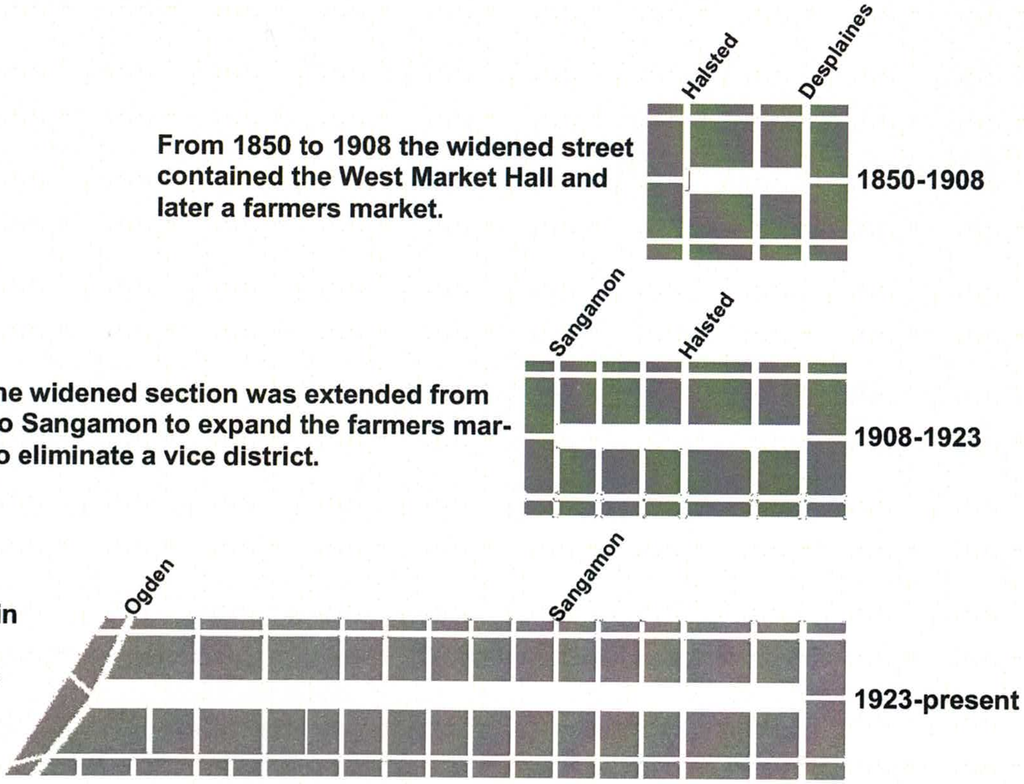


The old South Water Market (A.) was located on what was South Water Street on the south bank of the Chicago River between State and Wells. The 1909 *Plan of Chicago* called for closing of South Water to eliminate over crowding and extreme traffic congestion at the market as well as to allow for the expansion of the central business district. South Water was finally closed in 1923 and replaced with the double-decked Wacker Drive. The merchants displaced from the market were split on where to relocate. One group went to the existing market on Randolph Street (B.) which resulted in a surge in commission-house construction. The other group of merchants went to a newly-built market facility (C.) which retained the South Water Market name.

tween 1923 and 1924. Like the 1907 commission houses, many of the 1923-24 commission houses have multiple-bays to accommodate several wholesale produce dealers. Good examples include the six-bay "Howard Building" and five-bay "Central Market Building" at 1000 W. Randolph and 946 W. Randolph respectively. Both buildings were built in 1923 by investors and designed by the architectural firm of Leichenko and Esser in the Tudor-Revival style. Not all of these commission houses were long rows; single- and double-bay commission houses built after the 1923 widening of Randolph include 937 W. Randolph (1923) and 942 W. Randolph (1923). Other building types built after the 1923 widening include the Richters Food Products Co., built in 1931 as the headquarters of a sausage company. The building at 935 W. Randolph St. (1923) was built for manufacturing, but by 1928 it housed a wholesale grocer. This pattern of repurposing manufacturing buildings for food wholesale also occurred on Fulton Market St. in the 1920s as discussed below.

While the perishable nature of produce limited the storage requirements of commission merchants, Randolph St. did include wholesale grocers who dealt in canned goods, coffee and spices with long shelf-lives. Wholesale grocers could therefore carry larger inventories, and this gave rise to some of the taller buildings in the district, including the 6-story building at 728 W. Randolph St. from 1891 and the 7-story structure at 833 W. Randolph St from 1912 built by Grossfield & Roe wholesale grocery company.

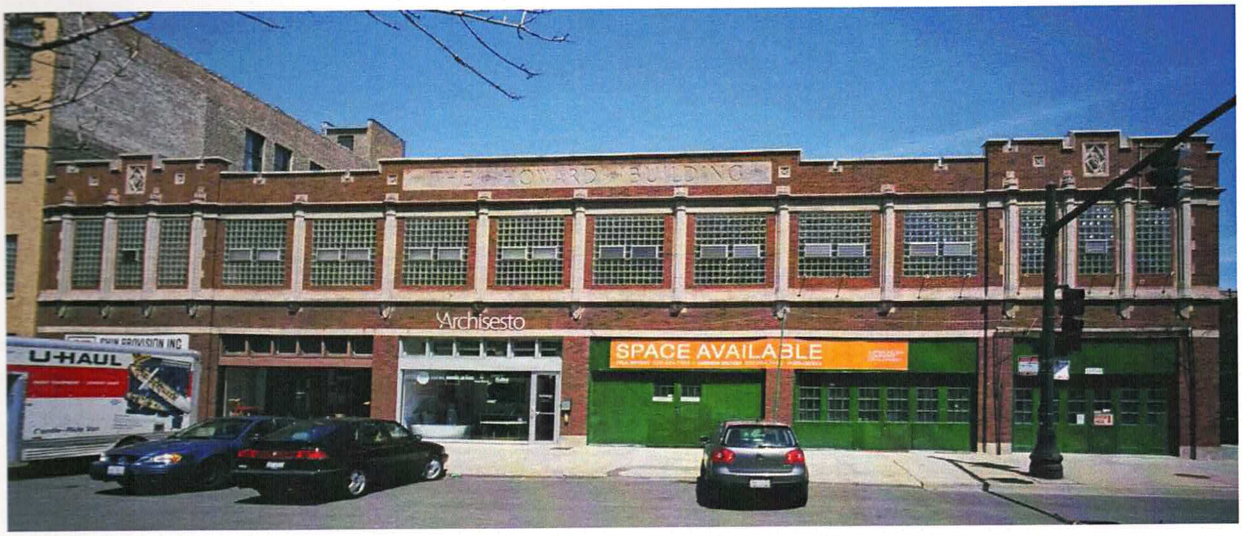
The diagram below shows the three phases of Randolph Street's widening.

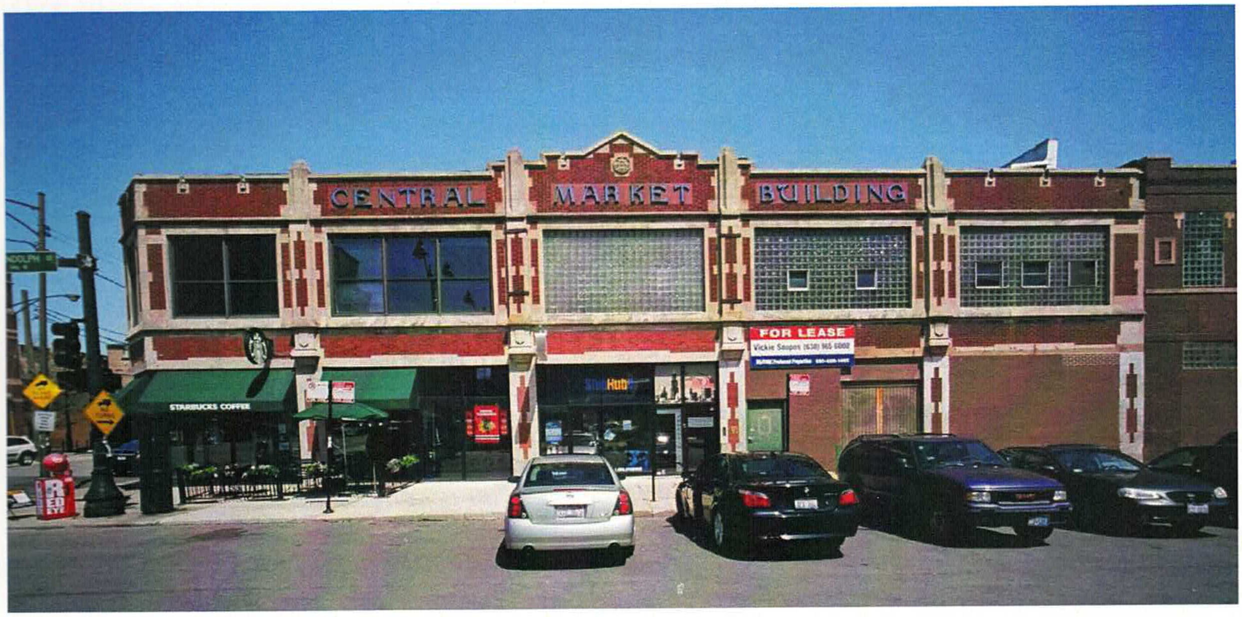


From 1850 to 1908 the widened street contained the West Market Hall and later a farmers market.

In 1908 the widened section was extended from Halsted to Sangamon to expand the farmers market and to eliminate a vice district.

In 1923 the street was widened again to Ogden Ave. to attract merchants displaced from South Water Market.


THE HOWARD BUILDING
Archisesto
SPACE AVAILABLE
U-HAUL


CENTRAL MARKET BUILDING
STARBUCKS COFFEE
FOR LEASE

In an effort to attract commission merchants displaced by the closure of South Water Market, Randolph Street was widened again from Sangamon west to Union Park in 1922-23 (top). At the same time, investors built commission houses to attract these merchants, examples include the "Howard Building" (top) and "Central Market Building" (bottom), both built in 1923.

While the 1923 widening of Randolph was intended to accommodate the needs of produce dealers evicted from South Water, the widened street also became attractive to the growing number of automobile owners. In the 1920s and 1930s, before the construction of the Congress Expressway, the Chicago Motor Club campaigned to remove the farmers market from Randolph to alleviate auto traffic congestion between the Loop and the West Side neighborhoods and outlying suburbs. At the same time, it was observed that Loop office workers were parking on Randolph St., adding to the market's congestion.

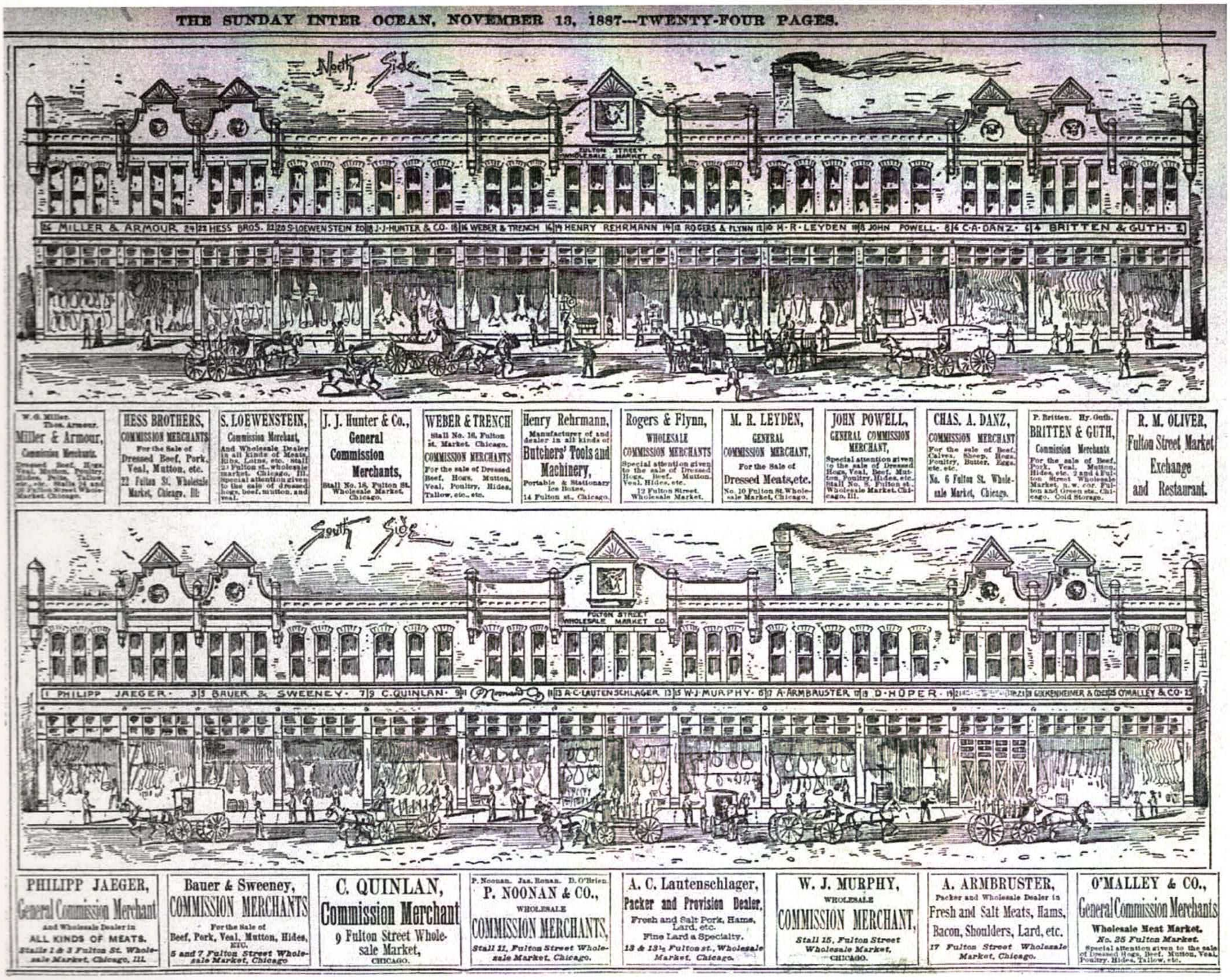
FULTON MARKET STREET AND THE MEATPACKING INDUSTRY

In 1833 Chicago sent its first shipment of dressed beef to the East Coast. It was the first product created in Chicago where there was a surplus above and beyond what its citizens could consume, and it would portend the city's leadership in the meatpacking industry in coming decades. While the Union Stock Yards were the headquarters of Chicago's meatpacking industry by the 1870s, the district includes blocks on Fulton Market St. that specialized in meatpacking and the associated foodstuffs of poultry, fish, eggs and butter. Some of these commodities are still sold by wholesalers on Fulton Market St.

The importance of the meatpacking industry to Chicago's history is linked to the development of Chicago's rail network, although Nelson Morris, who would become a titan of the meatpacking industry, was operating in the city in 1854, well before the growth of Chicago's great rail networks. Even before the railroad, Chicago's geographic location within a rich agricultural region made it a logical marketplace for grain and corn, yet prior to the railroad the weight and bulk of these staples meant that transporting them to Chicago was expensive, with shipping costs that increased the farther you were from the city. Farmers realized that by feeding these crops to cattle and hogs, they could convert them into meat, an easier-to-ship and more profitable commodity. The conversion of grain into meat was described in *The Atlantic Monthly* by S. B. Ruggles in 1867:

> *How could such a mountainous mass of cereals, and especially of Indian corn, ever be sold or disposed of? But, thanks to the ingenuity of man and the necessity of the case, the process has been found. The crop is condensed and reduced in bulk by feeding it into an animal form more portable. The hog eats the corn, and Europe eats the hog. Corn thus becomes incarnate; for what is a hog but fifteen or twenty bushels of corn on four legs?*

As happened with so many Chicago industries, the Civil War enlarged the meatpacking industry in the city. During the war Philip D. Armour, another businessman who would become a major figure in the meatpacking industry, made tremendous profits on fluctuating meat prices caused by the conflict. After the war Armour moved his meatpacking firm from Milwaukee to Chicago and became one of the first packers to produce canned meats that did not need refrigeration. European governments bought huge quantities of Armour's canned meat to feed their far-flung military and colonial outposts.


North Side
26 MILLER & ARMOUR 24
22 HESS BROS. 22
20 S·LOEWENSTEIN 20
18 J·J·HUNTER & CO. 18
16 WEBER & TRENCH 16
14 HENRY REHRMANN 14
12 ROGERS & FLYNN 12
10 M·R·LEYDEN 10
8 JOHN POWELL 8
6 C·A·DANZ 6
4 BRITTEN & GUTH 2
FULTON STREET WHOLESALE MARKET CO.
South Side
1 PHILIPP JAEGER 3
5 BAUER & SWEENEY 7
9 C.QUINLAN 9
11 Noonan & Co 11
13 A·C·LAUTENSCHLAGER 13
15 W·J·MURPHY 15
17 A·ARMBRUSTER 17
19 D·HÖPER 19
O'MALLEY & CO

THE SUNDAY INTER OCEAN, NOVEMBER 13, 1887---TWENTY-FOUR PAGES.

W. G. Miller. Thos. Armour.
Miller & Armour,
Commission Merchants.
Dressed Beef, Hogs, Veal, Mutton, Poultry, Hides, Pelts, Tallow, etc., etc. Stalls 24 and 26 Fulton Street Wholesale Market, Chicago.

HESS BROTHERS,
COMMISSION MERCHANTS
For the Sale of
Dressed Beef, Pork, Veal, Mutton, etc.
22 Fulton St. Wholesale Market, Chicago, Ill.

S. LOEWENSTEIN,
Commission Merchant,
And Wholesale Dealer in all kinds of Meats, Ribs, Loins, etc. Stall 20 Fulton st., wholesale market, Chicago, Ill. Special attention given to the sale of dressed hogs, beef, mutton, and veal.

J. J. Hunter & Co.,
General Commission Merchants,
Stall No. 18, Fulton St. Wholesale Market, Chicago.

WEBER & TRENCH
Stall No. 16, Fulton st. Market, Chicago.
COMMISSION MERCHANTS
For the sale of Dressed Beef, Hogs, Mutton, Veal, Poultry, Hides, Tallow, etc., etc.

Henry Rehrmann,
Manufacturer of and dealer in all kinds of
Butchers' Tools and Machinery,
Portable & Stationary Ice Houses,
14 Fulton st., Chicago.

Rogers & Flynn,
WHOLESALE COMMISSION MERCHANTS
Special attention given to the sale of Dressed Hogs, Beef, Mutton, Veal, Hides, etc.
12 Fulton Street. Wholesale Market.

M. R. LEYDEN,
GENERAL COMMISSION MERCHANT,
For the Sale of
Dressed Meats, etc.
No. 10 Fulton St. Wholesale Market, Chicago.

JOHN POWELL,
GENERAL COMMISSION MERCHANT,
Special attention given to the sale of Dressed Hogs, Veal, Beef, Mutton, Poultry, Hides, etc. Stall No. 8, Fulton st. Wholesale Market, Chicago, Ill.

CHAS. A. DANZ,
COMMISSION MERCHANT
For the sale of Beef, Calves, Sheep, Hogs, Poultry, Butter, Eggs, etc. etc.
No. 6 Fulton St. Wholesale Market, Chicago.

P. Britten. Hy. Guth.
BRITTEN & GUTH,
Commission Merchants
For the sale of Beef, Pork, Veal, Mutton, Hides, etc. 2 and 4 Fulton Street Wholesale Market, n. w. cor. Fulton and Green sts., Chicago. Cold Storage.

R. M. OLIVER,
Fulton Street Market Exchange and Restaurant.

PHILIPP JAEGER,
General Commission Merchant
And Wholesale Dealer in
ALL KINDS OF MEATS.
Stalls 1 & 3 Fulton St. Wholesale Market, Chicago, Ill.

Bauer & Sweeney,
COMMISSION MERCHANTS
For the Sale of
Beef, Pork, Veal, Mutton, Hides, ETC.
5 and 7 Fulton Street Wholesale Market, Chicago

C. QUINLAN,
Commission Merchant
9 Fulton Street Wholesale Market,
CHICAGO.

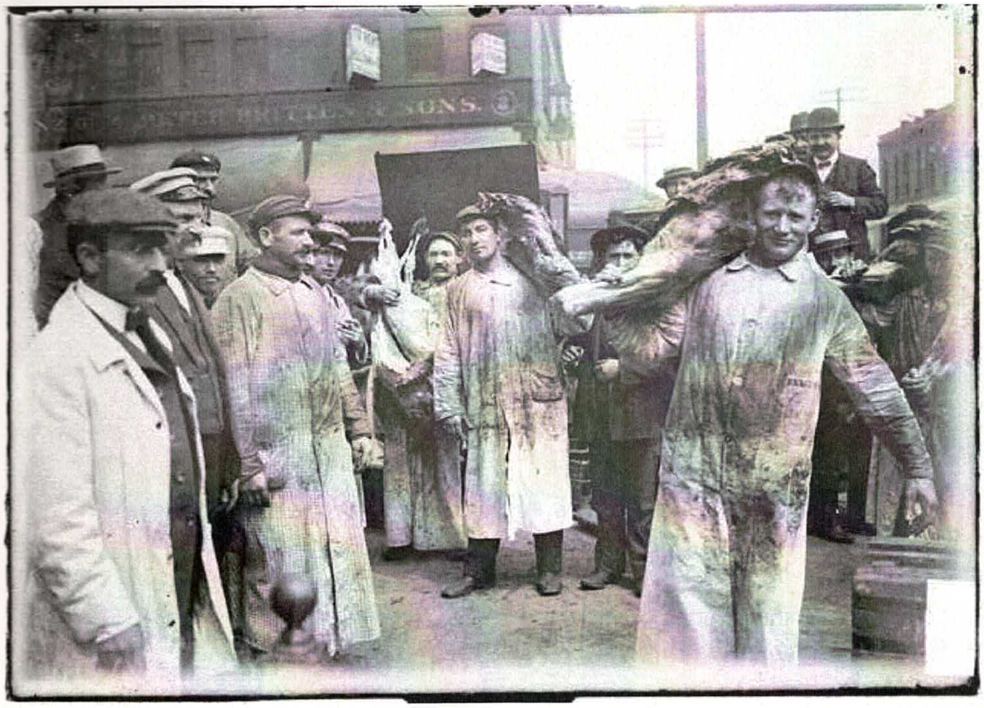
P. Noonan. Jas. Ronan. D. O'Brien.
P. NOONAN & CO.,
WHOLESALE
COMMISSION MERCHANTS,
Stall 11, Fulton Street Wholesale Market, Chicago.

A. C. Lautenschlager,
Packer and Provision Dealer,
Fresh and Salt Pork, Hams, Lard, etc.
Fine Lard a Specialty.
13 & 13½ Fulton st., Wholesale Market, Chicago.

W. J. MURPHY,
WHOLESALE
COMMISSION MERCHANT,
Stall 15, Fulton Street Wholesale Market,
CHICAGO.

A. ARMBRUSTER,
Packer and Wholesale Dealer in
Fresh and Salt Meats, Hams, Bacon, Shoulders, Lard, etc.
17 Fulton Street Wholesale Market, Chicago.

O'MALLEY & CO.,
General Commission Merchants
Wholesale Meat Market.
No. 25 Fulton Market.
Special attention given to the sale of Dressed Hogs, Beef, Mutton, Veal, Poultry, Hides, Tallow, etc.


PETER BRITTEN & SONS

In 1887 the Chicago *Inter-Ocean* published the drawing above of the newly-completed Fulton Wholesale Market Company buildings. The 2-story structures were designed by Chicago architect William Strippelman for a group of twenty-two meatpackers. (A third story was added to both buildings in 1903). The buildings survive at 833-57 W. Fulton Market St. and 842-56 W. Fulton Market St. (The building on the north side of the street was partially destroyed by a fire in the mid-1960s.)

Peter Britten and Sons was one of the meatpackers located in these buildings, and his shop is visible in the photograph at left captured by the Chicago *Daily Herald* during a 1904 meatpacking strike.

In the domestic market, canned meats were not as popular as fresh beef. Refrigeration of fresh meat during rail transit from Chicago could open up the large East Coast markets to Chicago beef. Experiments in rail refrigeration were perfected in 1878 by Gustavus S. Swift, who hired engineer Andrew Chase to design a refrigerated railroad car that proved successful. Refrigeration allowed Swift and other Chicago packers to break into the East Coast market, and Swift, Nelson Morris and Philip Armour emerged as "the big three" packers in Chicago and prominent "Gilded Age" industrialists. All three of these companies maintained branch houses on Fulton Market St.

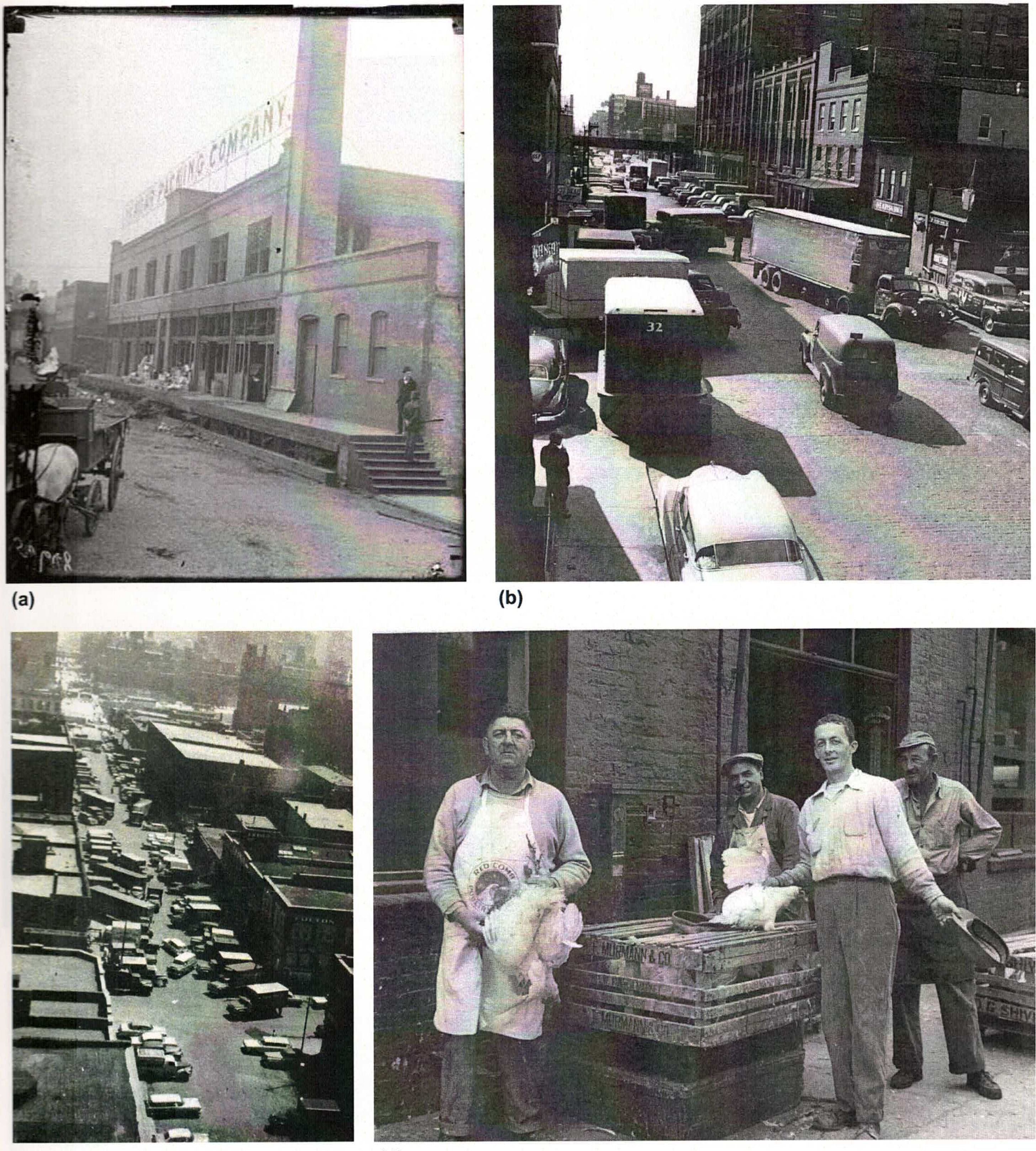
The Union Stock Yards were established on Christmas Day 1865 and remained for over a century the center of Chicago's meatpacking industry. However there was another concentration of wholesale meatpacking, poultry and egg companies concentrated on Kinzie St. by 1864. This market removed to Jackson St., just east of the Chicago River following the Great Fire, where it remained until 1886, when it was again displaced by the construction of an early Jackson Street bridge spanning the river.

Twenty-two of the meatpackers who were displaced from Jackson St. formed an association in 1886 known as the Fulton Street Wholesale Market Company. The company acquired land on either side of Fulton Market St. between Peoria and Green streets for a new meatpacking facility. Chicago architect William Strippelman was commissioned to design a pair of two-story pressed-brick buildings to house every meatpacker in the association on the ground floors of the buildings. Basements were accessed by sunken driveways at the rear of the buildings and were designed for wholesale produce dealers. Second floors were to be leased to manufacturers.

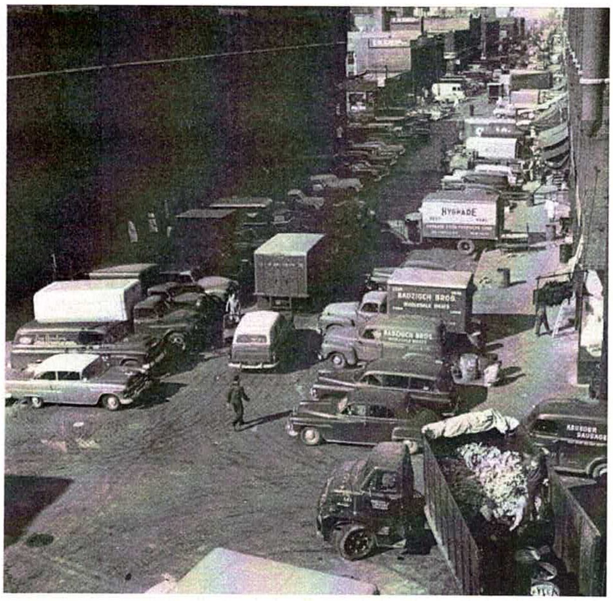
When completed in 1887, this pair of market buildings offered all of the modern conveniences of the day, yet was architecturally distinctive. Early renderings of the building published in the *Chicago Inter-Ocean* show the buildings in their original 2-story heights with terra-cotta bullsheads decorating parapets and with large doors on first floors. The *Tribune* described the buildings in 1887:

> *Externally the buildings are very attractive in design, but to the investigator it is apparent the best thoughts have been given to the internal economy of the marketing place, where all of the latest modern conveniences have been adopted for the preservation and handling of meats. The various stores are provided with refrigerators large enough to accommodate the large, increasing traffic . . . It may be safely alleged that the wholesale butchers have added another lion to the collection which will be seen by the 'sightseers' who come to take in the business markets of Chicago.*

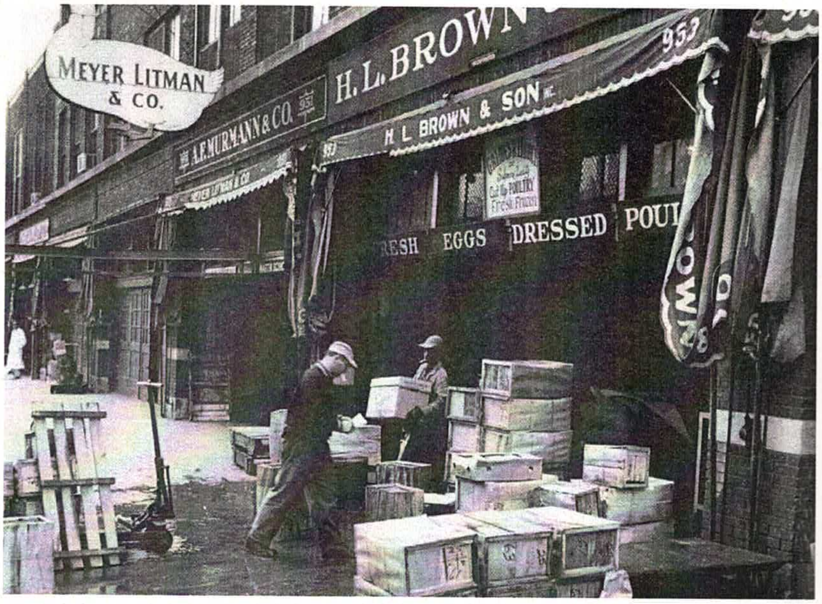
The Fulton Wholesale Market Company buildings survive at 833-57 W. Fulton Market St. and 842-56 W. Fulton Market Street. The buildings were originally designed as two stories, although provisions were made for adding up to three additional stories, and in 1903 William Strippelman was hired to add a third story to each building. The building on the north side of the street was partially destroyed by a fire in the mid-1960s, though more than half of the building survives and continues to function as a meatpacking facility, 127 years later. The twin building on the south side of Fulton Market St. retains its original 252-foot length and has been



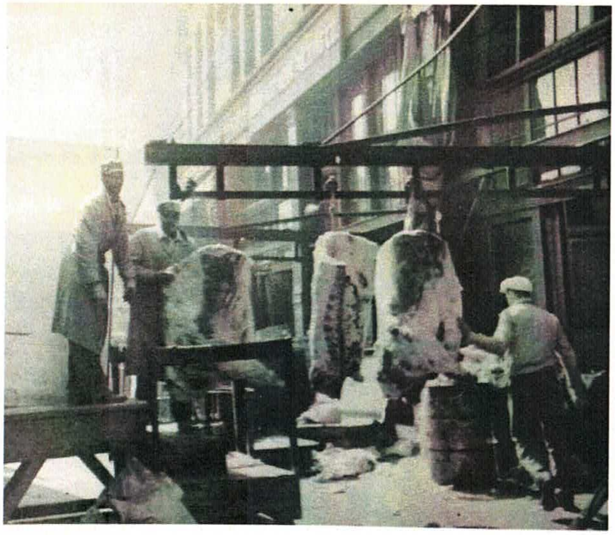
Historic photographs of meatpacking and poultry businesses in the district: (a) the Agar Packing Co. at 310-12 N. Green St. after a fire in 1906, (b) looking south on Peoria St. between Fulton and Lake in 1955 toward the Chicago Butchers Packing Company at 214-20 N. Peoria St., (c) a 1963 photograph taken from an upper floor of the Fulton Market Cold Storage building looking east on Fulton Market St., (d) workers in 1955 at the Murmann & Karsten poultry dealers, 1100 W. Fulton Market St. **(*continued on next page*)**


HYGRADE
BADZIOCH BROS.
BADZIOCH BROS.

(e)

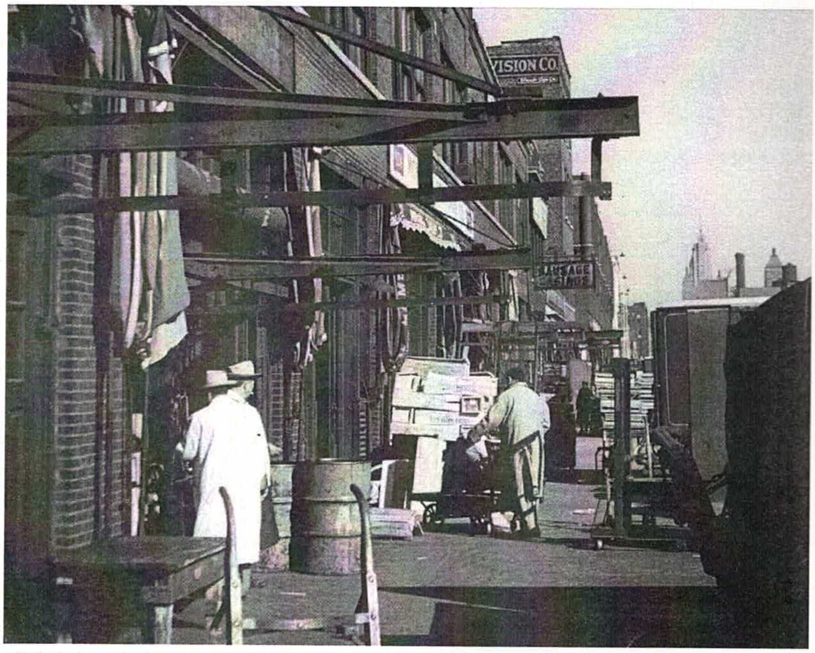

MEYER LITMAN
& CO.
H. L. BROWN
953
A.F. MURMANN & CO.
H L BROWN & SON INC.
FRESH EGGS DRESSED POUL

(f)

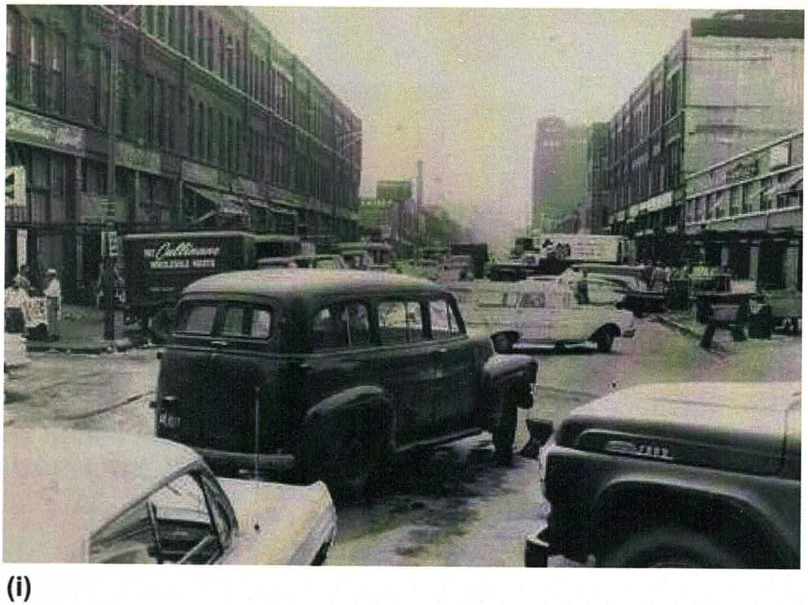


(g)

(Continued from previous page)
(e) the 800-block of Fulton Market St. in 1955, (f) egg and poultry commission merchants at 914-28 W Fulton Market St. in 1955, (g) moving beef halves on a gantry between a truck and a packing plant on Fulton Market St. in 1963, (h) 914-28 Fulton St. in 1955, (i) circa 1960 photograph of the 800-block of Fulton Market St.


VISION CO.
SAUSAGE CASINGS

(h)



(i)

rehabilitated and converted to retail and apartments.

Though the Fulton Wholesale Market Company buildings were built by small meatpacking firms known as "independents," the buildings soon housed branch houses of the "big three" packers–Nelson Morris, Philip Armour and Gutsavus Swift. These firms' branch houses were operating in the buildings at least by 1902 when the *Tribune* reported on a strike that shut down the operations of the "big three" on Fulton and elsewhere. A 1928 reverse-address city directory places the three companies at that time in the surviving portion of the building on the north side of the street. Though based at the Union Stock Yards, the large meatpackers used branch houses to create their own distribution networks where dressed meat was received and stored before shipment to retail buyers. Armour, Swift and Morris were nationally-significant companies and global brand names by the turn of the twentieth century and the operation of these companies in buildings on Fulton Market St. contributes much to the historic significance of the district.

Just as the farmers market on Randolph St. had attracted the attention of reporters, a reporter for the *Chicago Inter Ocean* offered a depiction of Fulton Market St. in 1892:

> *At first glance the mass of trains and wagons appear hopelessly wedged together, but somehow they manage to get in and out again. On either side of the street stone fronts present solid rows of dressed animals, and the sidewalks too are filled with dressed animals, but these are very much alive and out for bargains. There is a great deal of noise and an appearance of confusion on all sides: the clinking sound of money is heard above that of grinding wheels, portly men and fat boys are busily engaged in yanking dressed beeves from long rows of hooks, shouldering and carrying them to vehicles . . . the bewildering tumult is enough to make one lose his head. This is the great emporium for meat of all kinds in Chicago—Fulton Wholesale Market.*

The Fulton Street Wholesale Market Company buildings are the earliest-known meatpacking buildings in the district, although other packers soon established facilities nearby. Wolf, Sayer & Heller, a meatpacker and manufacturer of butcher supplies, built its first of three buildings at 310 N. Peoria St. in 1893, while the following year the Chicago Butchers and Packing Co. built a packing facility at 214 N Peoria St. The Vette & Zuncker Packing Co. established a large packing house at 210 N. Green St. in 1904, and in the same year the Agar Packing and Provision Co. built at 310 N. Green Street. Aside from the manufacturing and warehouse buildings found in the district, these meatpacking buildings comprise some of the more substantial buildings in the district, often occupying several building lots and ranging in height from two to six stories.

By 1928 there were at least twenty-two other meatpacking, poultry, egg, butter and cheese businesses located in commission house buildings or near Fulton Market Street. As on Randolph St., many of these were multiple-bay commission houses built by speculators. Examples of this building type include the two-story Fulton Central Market building at 932-40 W. Fulton Market St., built in 1923. In 1928 it housed meat and poultry firms as well as dealers in butter and eggs.

In addition to investor-built commission houses, some property owners converted industrial properties into meatpacking facilities. The two-story brick building at 933 W. Fulton Market St. was originally built in 1915 for Wm. Schukraft & Sons, manufacturers of wagon and truck bodies. By 1928 the building was repurposed and housed meat and poultry wholesalers. Similarly, the owner of the 1914 Latham Machinery Building at 1141-1157 W. Fulton Market St. made a large addition to the building in 1925 not for manufacturing, but for food wholesaling.

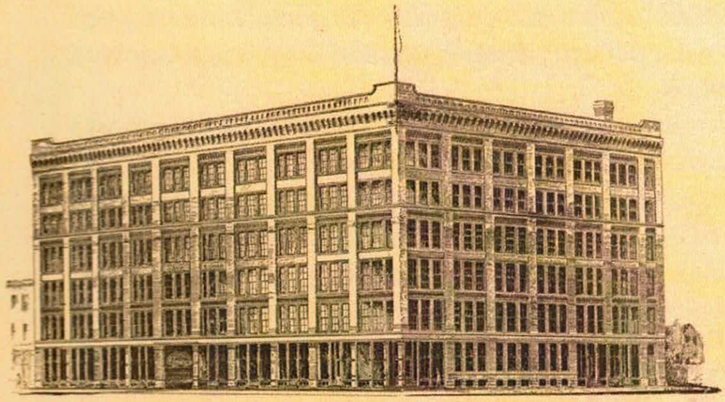
INFLUX OF MANUFACTURING AND WAREHOUSING

The manufacturing and warehousing businesses in the Fulton-Randolph Market District were part of a larger trend on the Near West Side at the turn of the twentieth century. For much of the nineteenth century manufacturing and warehouse construction was focused east of Halsted St. and south of the Loop. As these areas built out, new industrial development was drawn to the Near West Side. The area offered lower real-estate costs, and a large working class labor force resided nearby. For the handling of freight, the opening in 1911 of the Chicago & North Western Railway terminal, one-half mile east of the Fulton Randolph markets, also attracted manufacturing and warehouse establishments to the area.

Most of the historic manufacturing and warehouse buildings in the district were built between the 1890s and 1930s. They were commissioned by companies for their own use as well as by investors who leased the buildings. To accommodate either manufacturing or warehouse tenants, investor-built structures were designed for maximum flexibility with open floor plans, ample windows and sturdy floors.

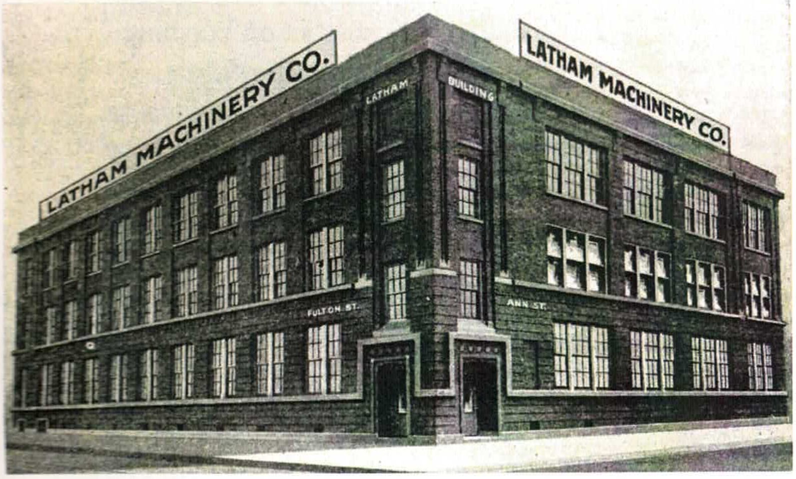
A substantial number of the industries that built or leased in the district were food-related or directly supportive of food wholesalers on Fulton Market and Randolph streets. Examples include the Kennedy-Nabisco Bakery at 1001 W. Randolph St. (1884); the Creamery Package Manufacturing Co. at 900 W. Lake St. (1886), the William H. Bunge Vinegar and Compressed Yeast Company at 311-323 N. Racine (1892, 1897); the Illinois Milk Condensing Company at 310-328 N. Carpenter (1893); Edward Katzinger & Co., manufacturers of bakers and confectioners tools and machinery, later and currently known as the EKCO brand of kitchen products, at 118 N. Peoria (1906); the J. W. Allen Co., also a manufacturer of confectioners supplies and machinery, at 110 N. Peoria (1908); the Crown Cork and Seal Co., manufacturer of bottler's supplies, at 112 N. Green (1917); the Automatic Wrapping Machine Co. at 213 N. Morgan (1911), the Thomas Brothers Co, wholesale paper 212 N. Sangamon (1909); and the M.A. Ives Globe Soap Works at 166 and 170 N. Sangamon (1909 and 1906 respectively). The Arthur Harris Co. at 210 N. Aberdeen (1904) specialized in brass and copper goods but also patented a process for canning meat and manufactured stills and condensing equipment. The company continues to operate in its original buildings.

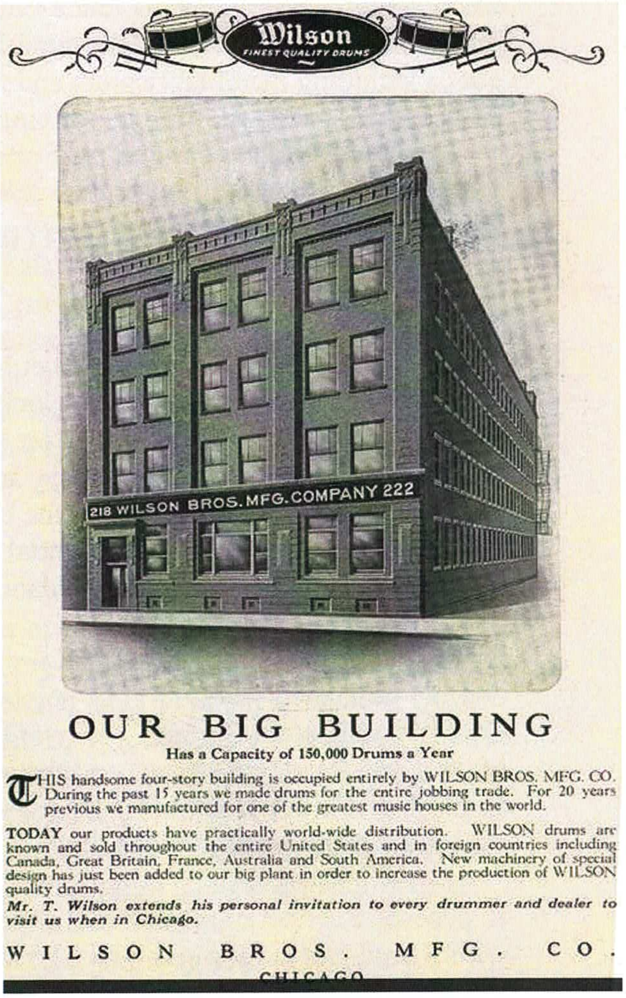
The district also includes manufacturing and warehouse establishments unrelated to the food industry but which were regarded as significant in business and trade journals of the period. The Foote Brothers Gear and Machine Company, which built two buildings in the district (212 N. Carpenter, 1908-1911; and 215 N. Aberdeen, 1916) was by 1919 the largest U.S. manufacturer of tractor transmissions and gear products for a wide range of applications. The Morgan and Wright Co., manufacturer of bicycle and automobile tires and parts, built its massive six-



NEW MANUFACTURING BUILDING FOR DAVIS & RANKIN, CHICAGO.

Clarence L. Stiles, Architect.





Wilson
FINEST QUALITY DRUMS
218 WILSON BROS. MFG. COMPANY 222

OUR BIG BUILDING

Has a Capacity of 150,000 Drums a Year

THIS handsome four-story building is occupied entirely by WILSON BROS. MFG. CO. During the past 15 years we made drums for the entire jobbing trade. For 20 years previous we manufactured for one of the greatest music houses in the world.

TODAY our products have practically world-wide distribution. WILSON drums are known and sold throughout the entire United States and in foreign countries including Canada, Great Britain, France, Australia and South America. New machinery of special design has just been added to our big plant in order to increase the production of WILSON quality drums.

Mr. T. Wilson extends his personal invitation to every drummer and dealer to visit us when in Chicago.

WILSON BROS. MFG. CO.

CHICAGO

In addition to produce, meat and poultry, the Fulton-Randolph Market District includes warehouse and manufacturing buildings that were built during a period of industrial development on the Near West Side at the turn of the twentieth century. The Davis and Rankin Building at top left (1886, 900 W. Lake St.) housed a number of manufacturers, including the Creamery Package Manufacturing Co., Page Boiler Co., Reliance Elevator Co., and the Zimmerman Brush Co. The 3-story manufacturing building (lower left) at 1141-57 W. Fulton Market St. was built in 1914 and housed the Latham Machinery Co., manufacturers of bookbinding machinery. In 1925 the building was extended eastward to attract egg and poultry commission merchants displaced from the South Water Market. The photo at right is of the Wilson Bros. Drum Manufacturing Co. at 216-22 N. May St., built in 1910. All of these buildings were built by speculators.

story manufacturing building at 312 N. May in four stages between 1893 and 1895. The Wilson-Jacobs Drum Manufacturing Company at 216 N. May (1910) became by 1919 the largest drum and bugle manufacturing company in the world, a position it attained during World War I when it supplied instruments to the U.S. military as well as the French, British and Russian armies. The district also housed a number of lesser-known companies dealing in a wide range of goods including metal fabricators and machinists, pattern shops, makers of wagon and truck bodies, duck coats, sporting goods, and furniture.

DESCRIPTION OF THE DISTRICT AND ITS SIGNIFICANT BUILDING TYPES

The Fulton-Randolph Market District is comprised of approximately the 700- to 1000-blocks on W. Randolph St., the 100- to 300-blocks on N. Sangamon St., the 900-block of W. Lake St. and the 800- to 1100-blocks on W. Fulton Market St. It is located one mile west of Chicago's Loop on the Near West Side, a community area that began to develop in the 1840s and 1850s as manufacturing buildings sprang up on the banks of the South Branch of the Chicago River. By the 1860s one of the city's elite residential streets developed just south of the district on Washington Blvd. between Halsted and Ashland.

By the 1880s much of the southern portion of the Near West Side began to transform into a densely populated working-class neighborhood of immigrants from Greece, Italy and Jews from Central and Eastern Europe. Many of these immigrants worked in the food markets on Fulton Market and Randolph streets, and the survival of the markets well into the twentieth century can be attributed to the small independent grocers who served these communities as large grocery chains for many years avoided them.

In general, the district is relatively densely-built with many buildings occupying their entire lots with shared party walls and with no setbacks from sidewalks. Construction throughout is generally low-rise, primarily two to six stories, with relatively few shorter or taller buildings.

The majority of the historic buildings in the district can be arranged into three main types: (1) commission houses for wholesale produce and small-scale meat-related commodities like eggs, butter, cheese and poultry; (2) meatpacking buildings where meat was processed into products for sale to grocers and institutional buyers; and (3) buildings for manufacturing and warehousing. A significant number of the commission houses as well as the manufacturing and warehousing buildings were built by speculators who leased the properties to merchants and businesses. This was not the case for the meatpacking buildings which were usually company-built.

All three of these building types share common characteristics that lend the district architectural coherence. In general, the buildings in the district were carefully designed to house hardworking and demanding uses. The vast majority of the buildings are constructed of load-bearing brick masonry exterior walls with limestone trim used sparingly. The two predominant internal structural systems are mill construction, which is a slow-burning heavy-timber system from the nineteenth century, and reinforced concrete, which developed in the early twentieth century.

Upper-floor window openings are typically punched and topped with arched brick headers or flat heads with stone or embedded steel lintels. At street level the commission houses and meatpacking buildings in the district were typically designed with large vehicular openings. Flat roofs with raised parapets are common. Buildings on corners often have less architectural treatment on the façade facing the less-travelled street. Rear elevations facing alleys are usually common brick with minimal detail.

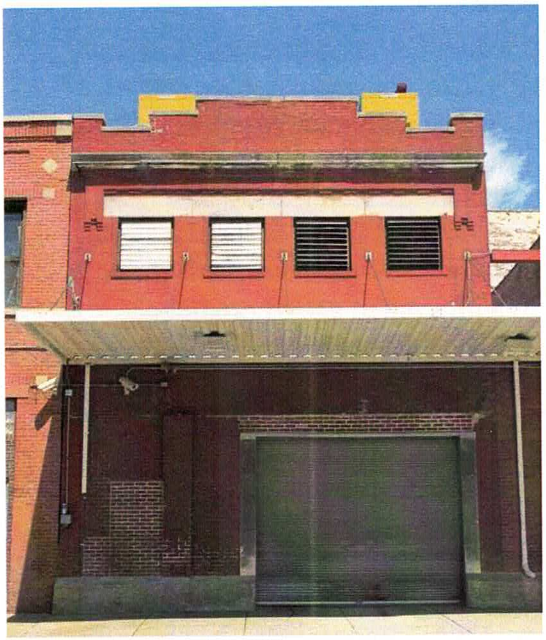
Construction costs were kept low by using brick construction with limited use of ornament, which was typically cut stone or terra cotta. However even the most utilitarian buildings in the district display an appropriate level of architectural character derived from creative brick masonry. Examples of this brick work include patterned bonds, raised or recessed panels, and corbelled cornice lines. Rows of projecting brick headers form strips which frame building elements, while another construction technique recesses courses of brick from the wall plane to suggest rustication. These economical techniques provide texture, shadow lines, visual relief and structural expression to what otherwise would be flat wall surfaces. Some of these masonry details in the district clearly show the influence of the Prairie School in both aesthetics and in the principle that wall ornament should be an integral part of construction, and not simply applied to it.

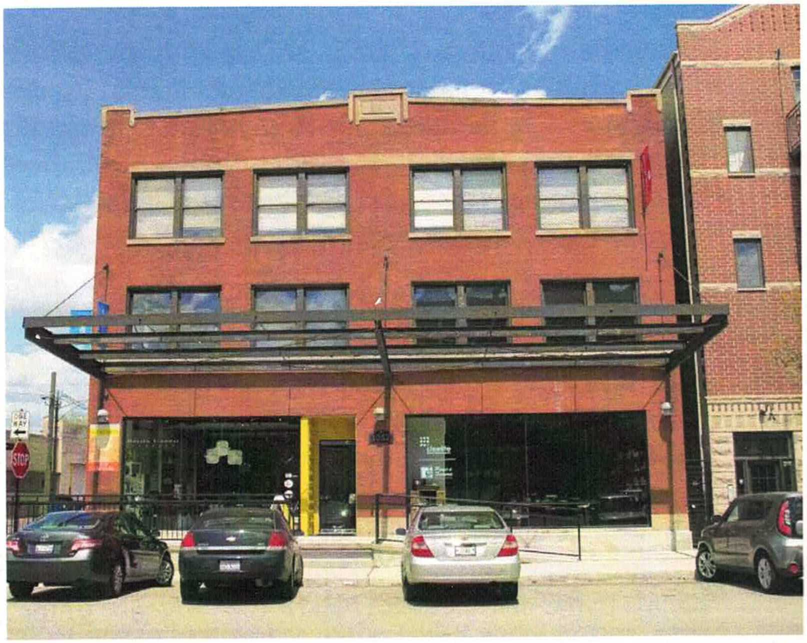
Commission Houses

In the context of Chicago's architectural history, the district constitutes a rare, and likely unique, collection of commission houses, a historic building type specifically designed for the wholesale marketing of produce and other compact foodstuffs such as poultry, chicken, butter, cheese, and eggs. Commission houses were typically built by speculators, and the majority of those in the district are located on Randolph St. Nearly all examples of this building type were built around the 1908 and 1923 street-widening campaigns on Randolph. A few of the commission houses in the district occupy a single 25-foot-wide lot and have a single structural bay, as seen at 816 and 838 W. Randolph St. More commonly, commission houses, especially those built by speculators, occupied several lots and have multiple structural bays for multiple tenants. These modular bays are typically demarcated by vertical piers; examples include 842 W Randolph (two bays) and 1000 W. Randolph St (six bays). Multi-bay commission houses were typically separated on their interiors by masonry fire walls.

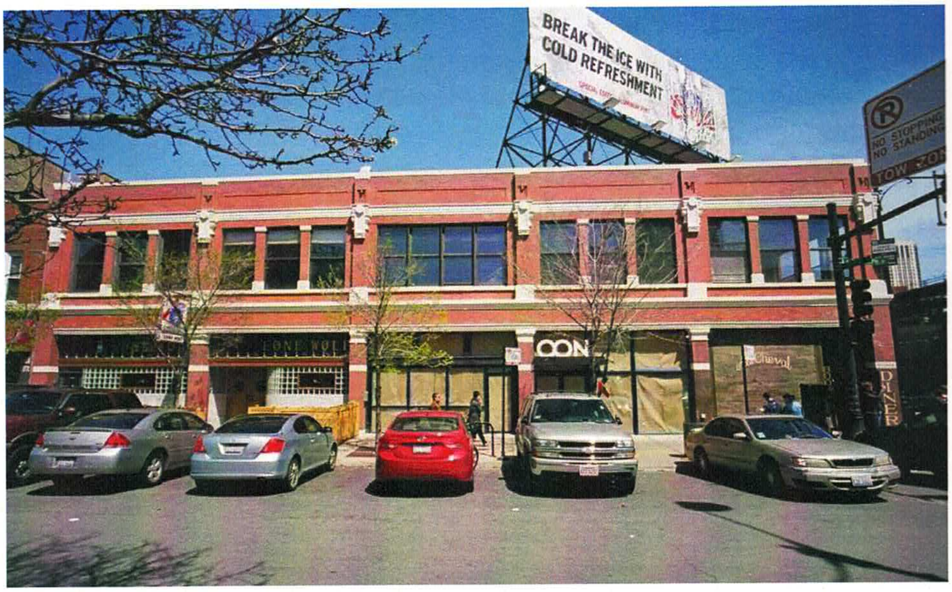
Commission houses required the frequent and efficient movement of crated goods and vehicles in and out of the building, and a defining feature of this building type are large street-level loading bays with vehicular access doors spanning structural bays. These openings are most commonly framed on the sides by vertical masonry piers and on the top by an embedded steel lintel which carries the masonry wall above. These openings were originally opened and closed by means of large wooden carriage doors. A band of transom windows was commonly placed at the top of the opening above the doors to admit light when the doors were closed. Separate entrance doors for employees were rare. Raised loading docks are also not a common feature for the commission houses, and carriage door openings are at sidewalk level. In many cases doors have been removed and large openings have been bricked up or replaced with glass storefronts. However, examples of historic doors and transoms can be found at 900 and 1000 W. Randolph St.

Commission Houses

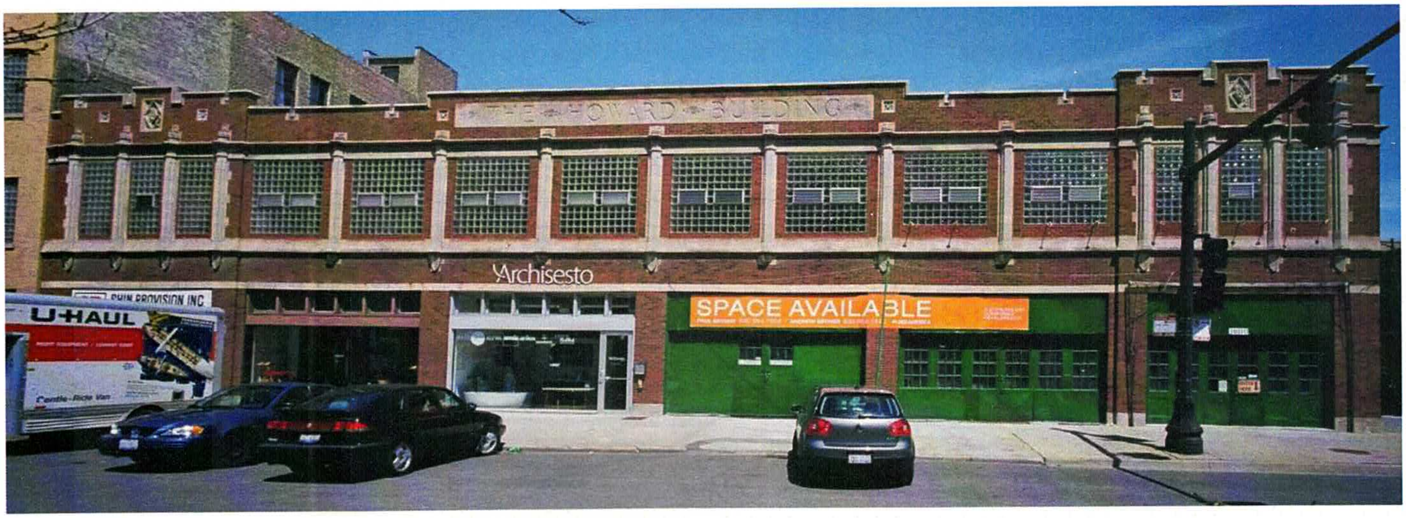




Examples of the commission-house building type include the single-bay example at 910 W. Fulton St. (top left), built in 1909, and the double-bay example at 1052-56 W. Fulton St. (top right), built in 1922. The modular nature of this building type allowed speculators to build multiple-bay commission houses to attract a number of merchants. Examples include the five-bay commission house (middle right) at 800 W. Randolph St., built in 1907 in conjunction with the first widening of the street. The Howard Building at 1000 W. Randolph St. (bottom) was built by speculators in 1923 to attract commission merchants displaced from South Water Market.

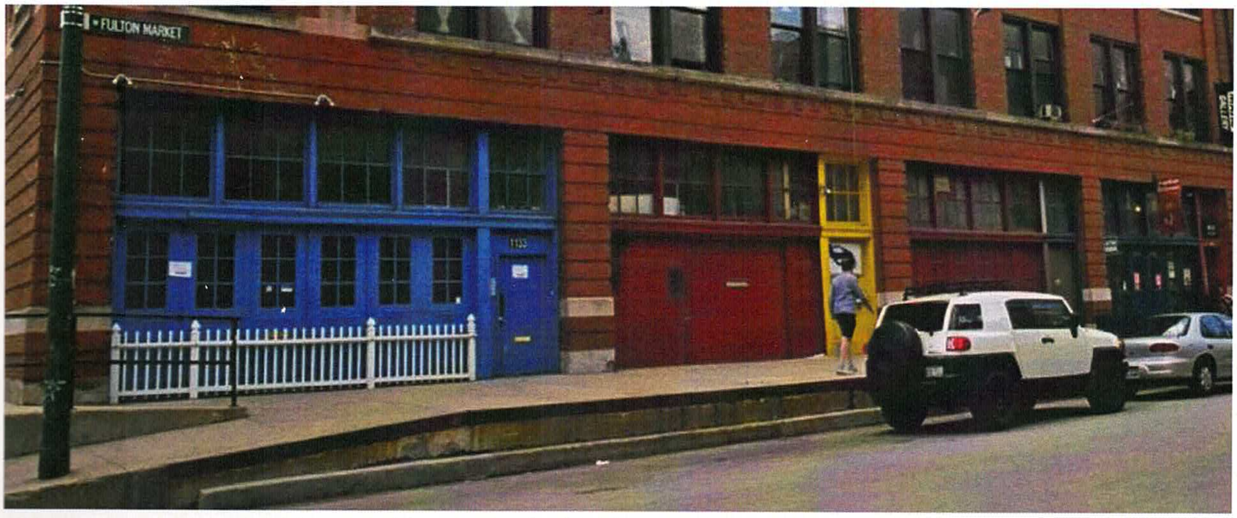


BREAK THE ICE WITH COLD REFRESHMENT
NO STOPPING NO STANDING
TOW ZONE
CON
DINER

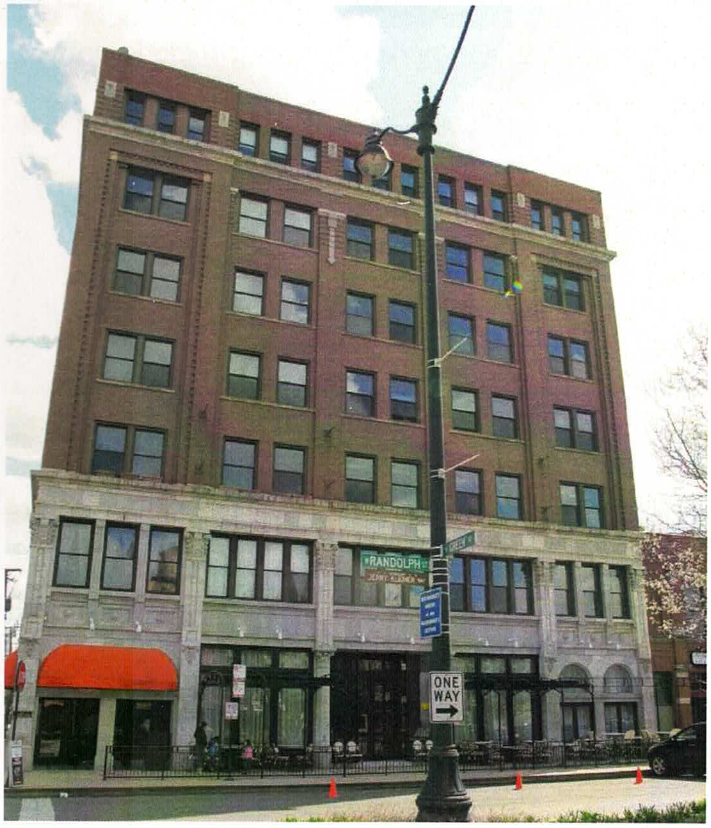


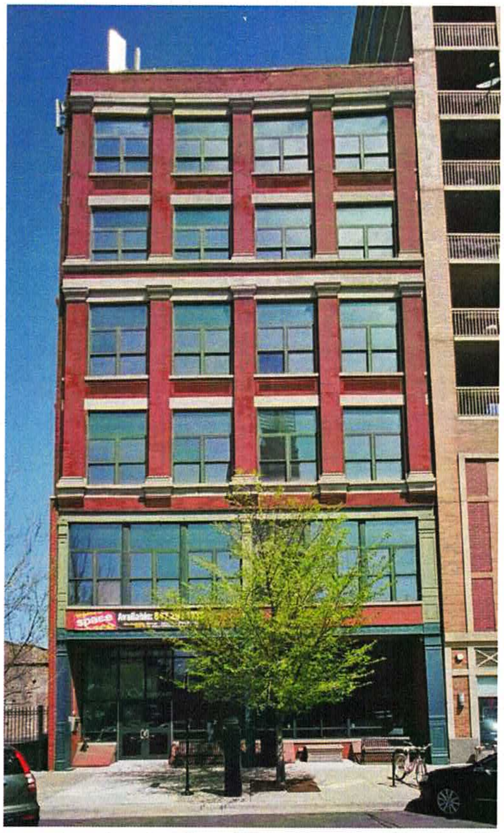
THE HOWARD BUILDING
Archisesto
SPACE AVAILABLE
U-HAUL

Commission Houses



Character-defining features of the commission houses visible in the photo above are large loading bays with carriage doors. In many cases these openings have been reduced in size and the original doors removed, but examples can be found at 1133 W. Fulton Market St. (above) and elsewhere in the district. The raised sidewalk seen in the photo originally served as a loading dock, and while not specific to commission houses, these sidewalks are historic features of the district's streetscape.





While commission houses were typically 2- to 3-stories, merchants dealing in non-perishable groceries such as coffee, canned goods and spices could carry larger inventories and therefore built taller buildings. Examples include the 7-story structure at 833 W. Randolph St (above left) from 1912, built by the Grossfield & Roe wholesale grocery company, and the 6-story grocery building at 728 W. Randolph St., dating from 1891.

Simple limestone stringcourses or brick panels are often found between first and second floors. The second and third floors of commission houses are typically marked by large window openings to admit as much light as possible to narrow and deep interiors. In the 1908 group of commission houses, there are both small window openings punched into the masonry wall (816 W. Randolph St.) or a wide window opening carried by narrow piers (800 W. Randolph). The window openings of the 1923 generation commission houses are wider and typically span the entire structural bay (946 W. Randolph). Few commission houses retain their original window sash, though historic photographs show that most were wood multi-light, double-hung windows.

Commission houses are topped with raised brick parapets which are usually angled or stepped to add visual interest. Brick masonry techniques such as corbelled and paneled brick or simple cut limestone details often decorate parapets.

A distinctive feature that survives on some of the commission house buildings are sidewalk canopies which extend from front façades to shield workers and produce from inclement weather. These typically consist of a structural steel frame with a sheet metal cover and tie rods anchoring the canopy to the façade. In some cases the sheet metal covering of the canopy has been removed, leaving only the structural frame. These canopies, also found on meat packing buildings in the district, are unusual and distinctive features of the district.

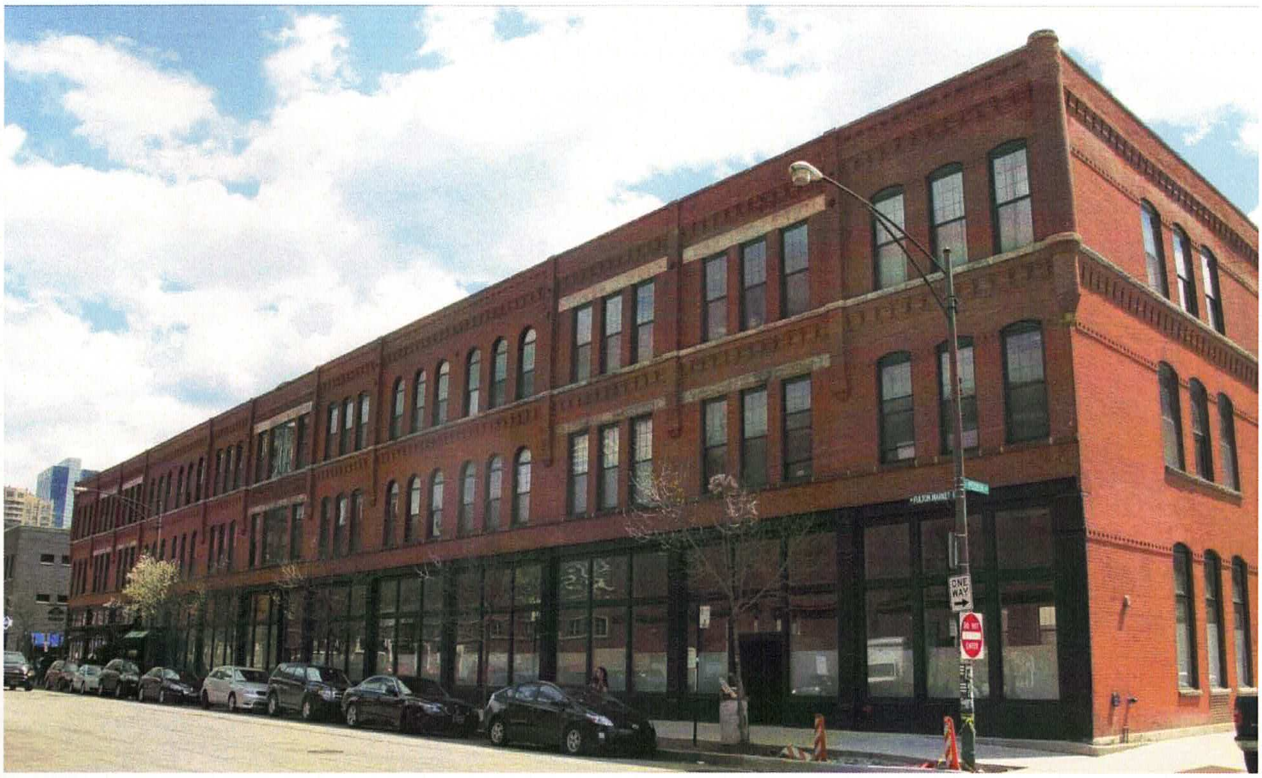
As noted above, grocery commission merchants dealt in non-perishable canned goods, coffee and spices with long shelf-lives. They could maintain far larger inventories, and their commission houses typically were taller. Two examples within the district are the 6-story building at 728 W. Randolph St. from 1891 and the 7-story structure at 833 W. Randolph St from 1912 built by Grossfield & Roe wholesale grocery company.

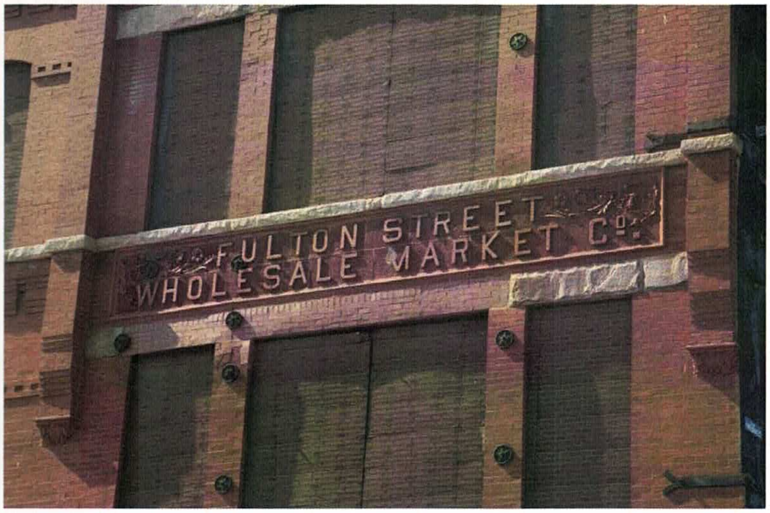
Meatpacking Buildings

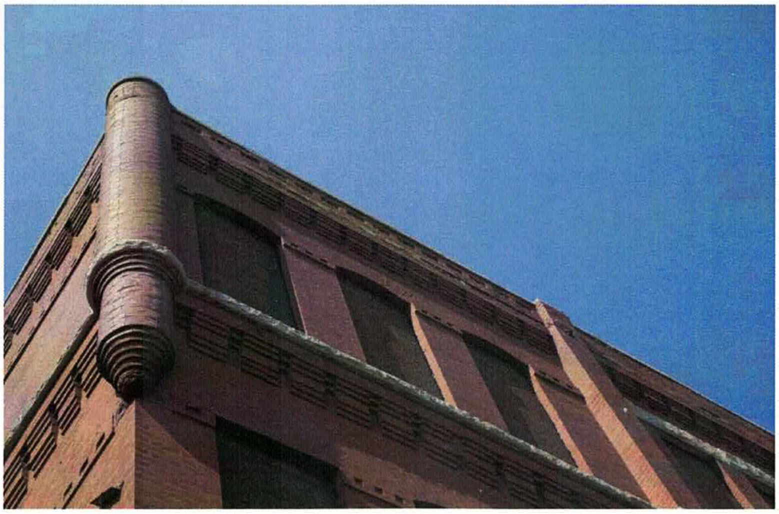
Meatpacking companies built substantial brick buildings in the district between 1887 and 1931. Some of these companies built multiple buildings or made additions as the company expanded. Large floor areas were required for workers to manually process beef, pork and lamb carcasses, as were refrigerated chilling rooms, industrial hygiene and waste facilities. In the district they range in height from two to six stories and have long street frontages ranging from 80 to 260 feet.

Similar to commission houses, meatpacking plants required the frequent movement of carcasses in and dressed meat products out, and they were designed with similar large ground-floor loading bays with vehicular access doors spanning structural bays. In many cases these openings have been bricked up or reduced in size (to accommodate fork lifts rather than wagons or trucks), but their original cast iron or brick pier framing is clearly visible, and the cast-iron is often decorated. Above street-level, the upper floors of meatpacking buildings have large regularly placed windows openings. In many cases these have been infilled with brick or glass block as artificial lighting and ventilation improved in the post-World War II years. Vertical piers which express the structural bays are a common feature, as are the use of brick corbelling and patterned bonds which add visual interest. Raised loading docks and projecting sidewalk canopies are features that convey the original function of the meatpacking buildings.

Meatpacking Buildings

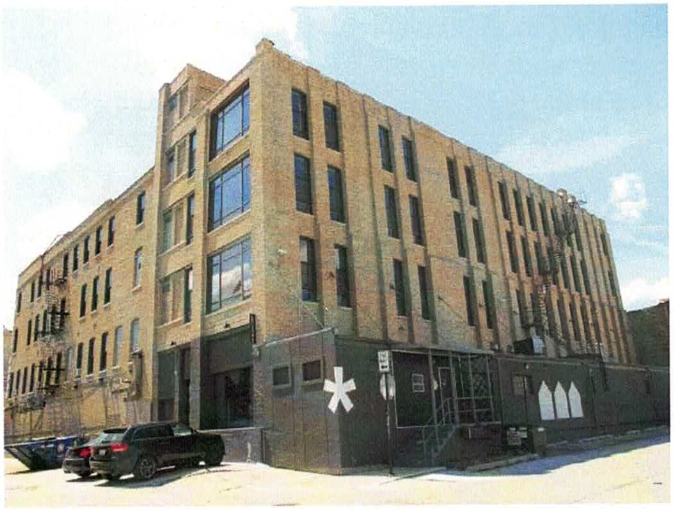






The 1887 meatpacking buildings of the Fulton Street Wholesale Market Company, originally designed as 2-story buildings but with third stories added in 1903, occupy the north and south sides of W. Fulton Market St. between N. Peoria and Green Sts. The building on the south side of the street is shown in the top photo, and the photos at left are details from the building on the north side of the street. By at least 1904, if not earlier, these buildings housed branch operations of Philip Armour, Gustavus Swift and Nelson Morris, the nation's "big three" packers and global brand names in the early-twentieth century.

Meatpacking Buildings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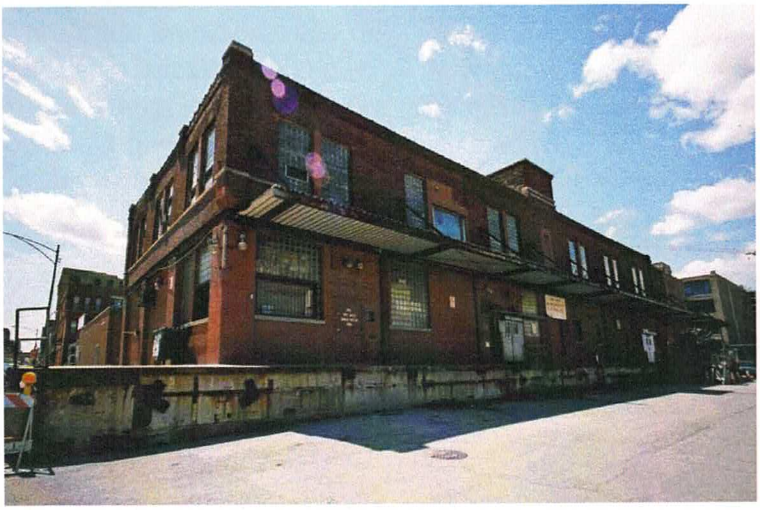
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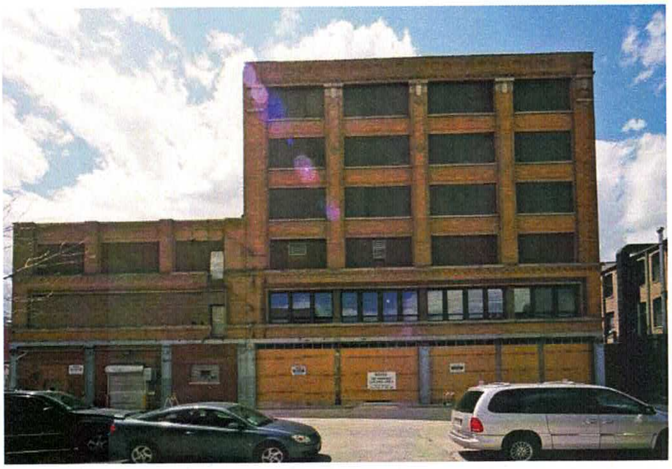
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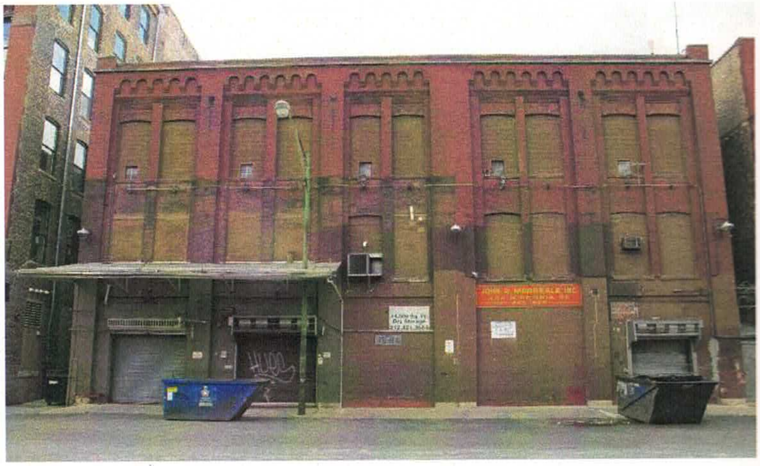
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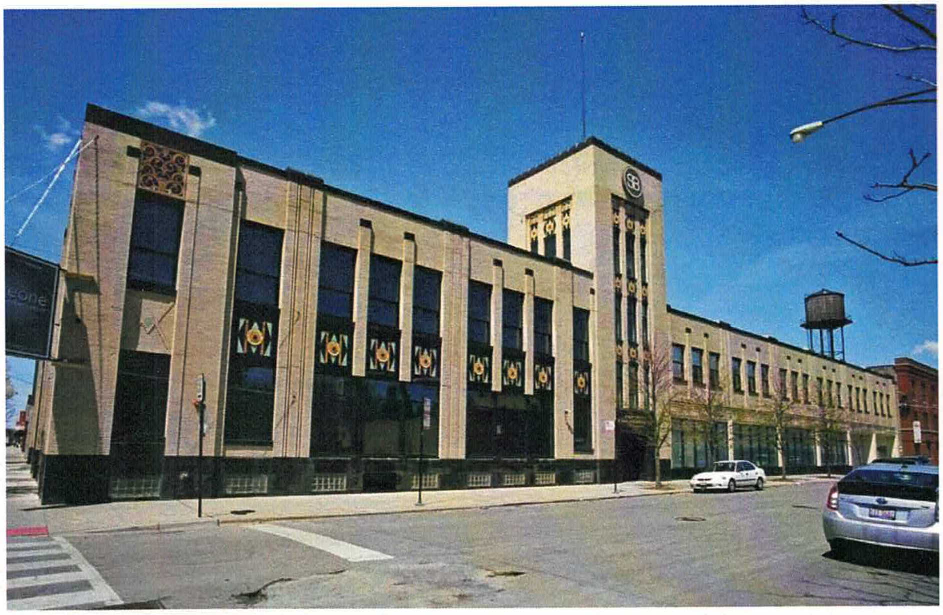
Other historic meatpacking buildings in the Fulton-Randolph Market District include:

(a) Wolf, Sayer & Heller Co., 310 N. Peoria St. (1893, attributed to Adler & Sullivan),
(b) Agar Packing and Provision Co., 310 N. Green St. (circa 1904, architect unknown),
(c) Vette & Zuncker Packing Co., 210 N. Green St. (1904, Huehl & Schmid),
(d) Chicago Butchers Packing Co. Inc., 214-20 N. Peoria St. (1894, circa 1907 addition, architect unknown),
(e) Richters Food Products Co., 1032-40 W. Randolph St., (1931, Peter H. Henschien).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The oldest meatpacking buildings are located at 833-57 W. Fulton Market St. and 842-56 W. Fulton Market Street. They were built in 1887 by the Fulton Street Wholesale Market Company, a cooperative of twenty-two small meatpacking firms that had been displaced from their earlier market place on Jackson St. The buildings were designed by architect William Strippelman who started practicing in Chicago in 1865 and who specialized in commercial and industrial buildings. It was and remains one of the largest complexes in the district occupying the full block from Green to Peoria streets on the south side of Fulton Market St., and most of the block on the north side of the street, a portion of the building there being destroyed by fire in the 1960s.

The buildings were originally designed as two stories with each meatpacking firm of the Fulton Street Wholesale Market Company occupying one of thirteen ground floor bays. Each bay was designed with large door openings framed by decorated cast-iron columns and steel lintels. The basement and upper floor were to be leased by the company. The foundations of the buildings were designed for an additional three stories and a third story was added to both buildings in 1904. The added stories were designed by the original architect and designed to correspond with the original design.

On upper floors the buildings derive much of their character from regularly-spaced window openings with a combination of stone lintels, round arches and segmented arches. Projecting piers and corner turrets express the building's heavy timber structure, and the corbelled cornices at the second and third floor add visual interest. Large terra-cotta tablets on the front facade of each building identify the building's original owner, the Fulton Street Wholesale Market Co.

The second oldest meatpacking building in the district was built by the Wolf, Sayer & Heller Company, meatpackers and manufacturers of butcher supplies. The company built its facilities at the northwest corner of Fulton Market and Peoria streets in increments and some of the original portions of the plant have been demolished or obscured by later additions. The earliest visible part of the plant is a four story warehouse at 310 N. Peoria. The design is attributed to the prominent Chicago architectural firm of Adler & Sullivan. Documentation exists that proves Wolf, Sayer & Heller commissioned Adler & Sullivan to design the building, however the dimensions and height of the building were increased after the building permit was issued in 1893. It is believed, but not documented, that Adler & Sullivan revised the original plans. The clear expression of the building's structure, particularly in the set-backs in the projecting piers and deeply recessed spandrels, reflect Adler & Sullivan's emphasis on structural expression.

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Another distinctive meatpacking building in the district is the three- and six-story packing house constructed in 1904 by the Vette & Zuncker Packing Company at 210 N. Green St. The architects were Huehl and Schmid who designed a number of manufacturing and warehouse buildings in the district. The building is clad in a warm yellow Roman brick with an exceptional checkerboard bond pattern framing the second floor windows. The bay-filling windows, recessed spandrels and projecting piers exemplify the principals of the Chicago school of architecture. The ground-floor openings are framed with steel lintels and cast-iron columns. Abstracted and spare ornamental motifs found in the cast-iron columns at street-level are repeated in carved limestone at the parapet.

The most recent meatpacking structure in the district dates to 1931 and its polychrome terra-cotta facade make it an exceptional example of the Art Deco style of architecture. The two-story building at 1040 W. Randolph St. was designed by architect Peter H. Henschien for the Richter Food Products Co., makers of sausage. Henschien specialized in meatpacking buildings and he designed at least sixty buildings of this type throughout the United States and Ireland.

Other representative examples of meatpacking buildings in the district include the Chicago Butchers and Packing Co. buildings at 214 N. Peoria (1894 and circa 1907), and 226 N. Peoria (1916); and the Agar Packing and Provision Co. at 310 N. Green St. (1904).

Manufacturing and Warehouse Buildings

The third major building type in the district consists of manufacturing and warehouse buildings of which there are thirty-three in the district built between 1884 and 1921. Given that the Randolph and Fulton Market Street corridors were devoted to produce wholesaling and meatpacking, the manufacturing and warehouse buildings tend to be located away from those streets on north-south side streets. Many of these structures were built by investors and were designed with flexibility in mind to attract a variety of tenant uses. A few of these buildings were also later adapted into commission houses.

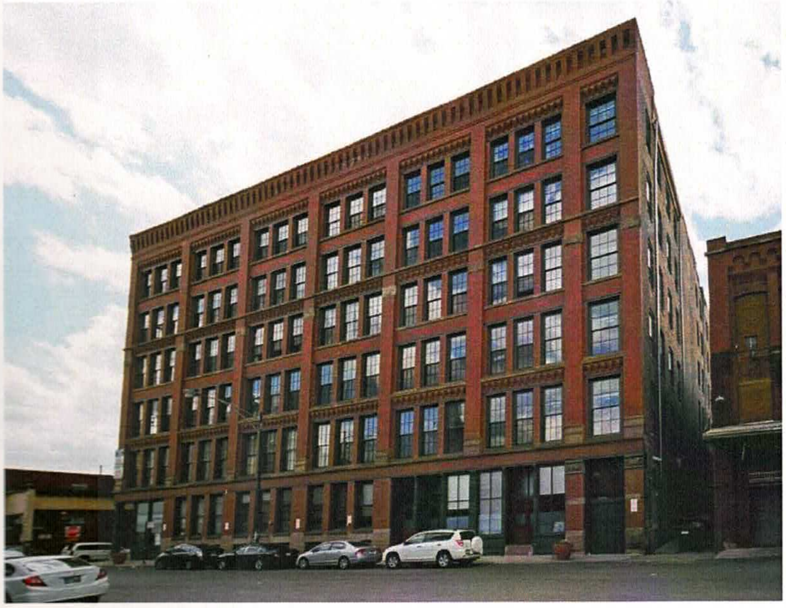
The majority of buildings in this type are brick and 3 to 5 stories in height with street frontages averaging 100 feet and depths averaging 120 feet to the alley. However, there are examples of small warehouse buildings occupying one city lot with a height of 2-stories, and larger manufacturing buildings occupying an entire block front. Some of the larger buildings were built in several campaigns, though this is usually not apparent as the same design was carried through all stages.

Whether to support large quantities of warehoused goods or carry heavy machinery, this building type required substantial structural frames to carry heavy floor loads. At the same time manufacturing and warehouse functions demanded unobstructed floor space with as few columns as possible. Mill construction is the most common structural system found in this building type, though there are a few examples of concrete as well as steel-framed structures. Mill construction was also known as "slow burning" as it relied on heavy timbers (12 by 14 inches) which were found to char during fires but which would retain sufficient strength to prevent collapse. This method of construction was popular for buildings of this type up until the 1920s when it was replaced by concrete.

Despite the variety of structural systems, all of the manufacturing and warehouse buildings have load-bearing brick exterior walls. Projecting vertical piers and recessed horizontal panels are a common feature which furnish and express the building's structure. Compared to the commission house and meatpacking buildings, the facades of the manufacturing and warehouse buildings are more visually unified and there is less division between the street level and upper floors. At the first floor the manufacturing and warehouse buildings have employee entrances and in some case one vehicular entrance. Canopies and loading docks are rare.

Windows openings were usually made as large as possible without compromising the strength of the walls. As with the meatpacking buildings, daylighting and window ventilation were

Manufacturing and Warehouse Buildings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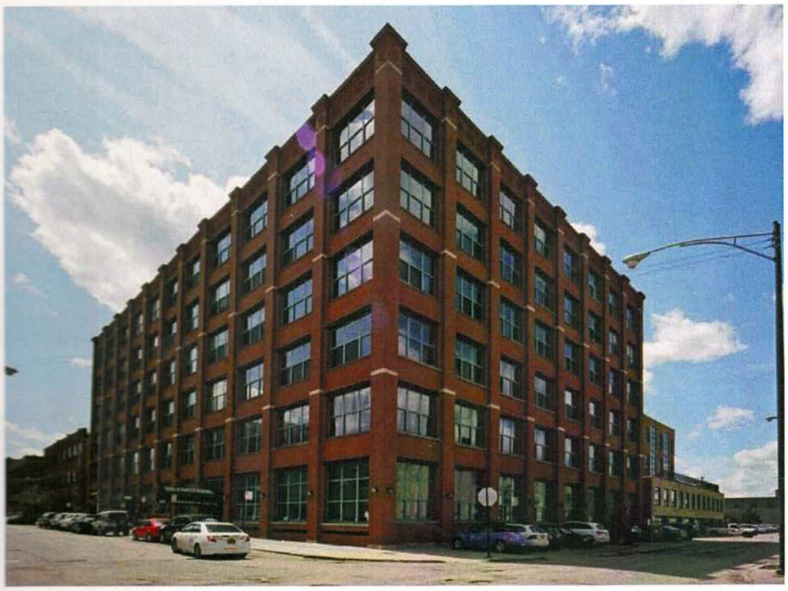
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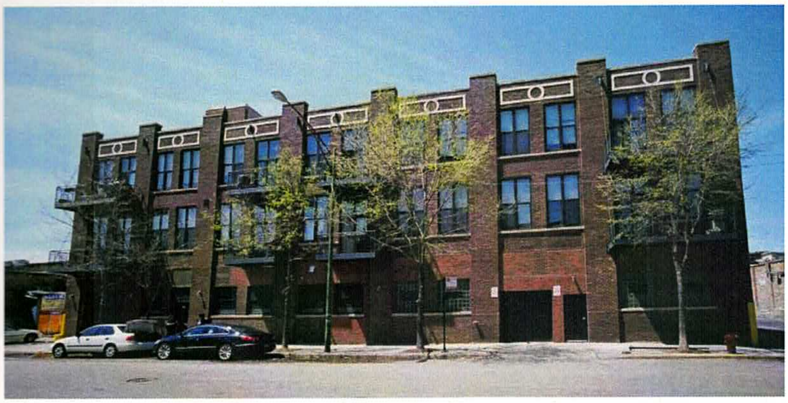
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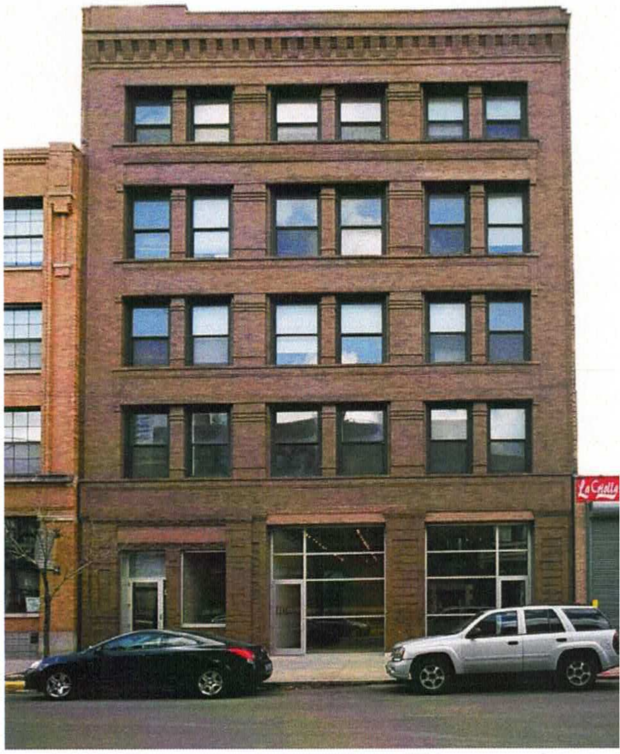
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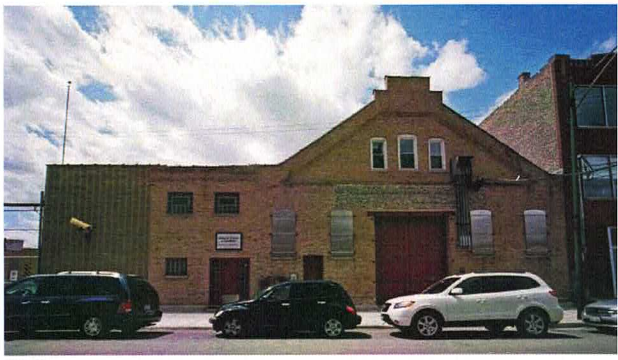
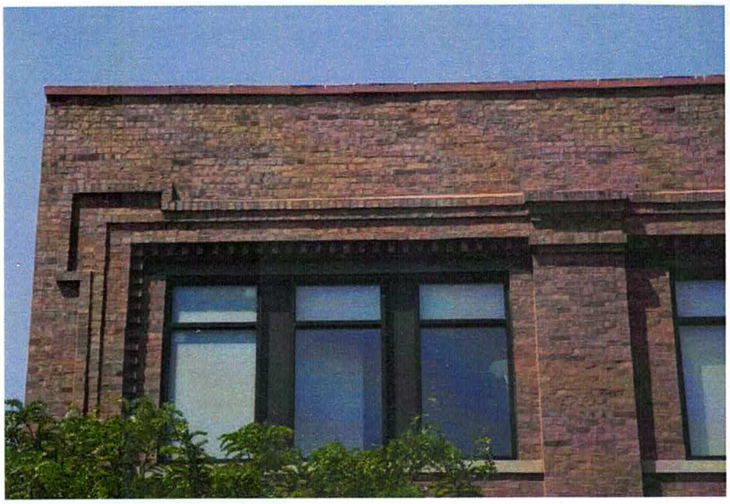

(e)

Examples of manufacturing and warehouse buildings in the Fulton-Randolph Market District include:

(a) The Davis and Rankin Building, a speculative warehouse and manufacturing building, 900 W. Lake St. (1886, Clarence L. Stiles),
(b) Morgan & Wright Co., manufacturers of tires, 312 N. May St. (1893-95, James H. Moore),
(c) Foote Bros. Gear & Machine Co., 212 N. Carpenter St. (1907-11, Francis M. Barton),
(d) Edward Katzinger & Co., later and currently known as EKCO brand kitchen supplies, 118 N. Peoria St. (1906, H. L. Ottenheimer),
(e) Arthur Harris & Co., brass and bronze works, 210-18 N. Aberdeen St., (1904, William Thomas).



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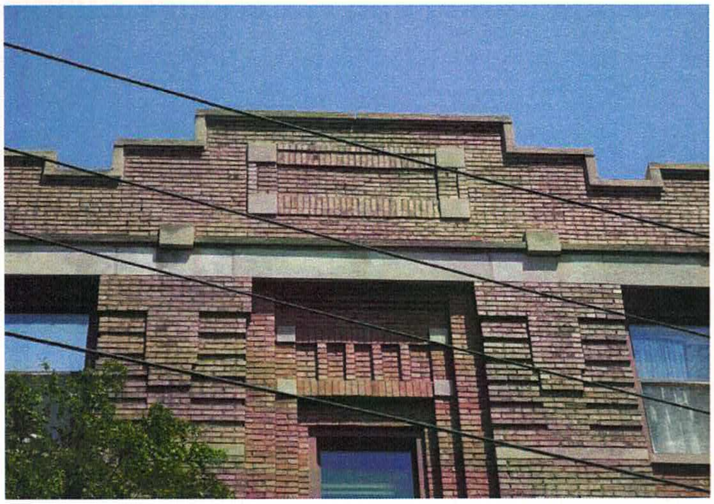

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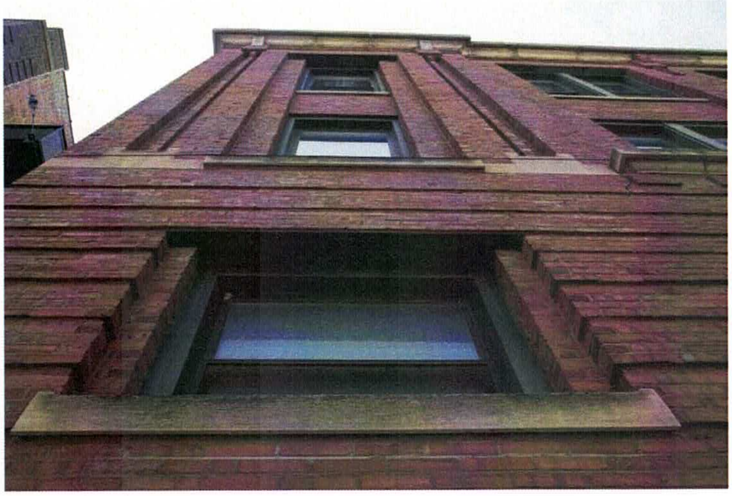

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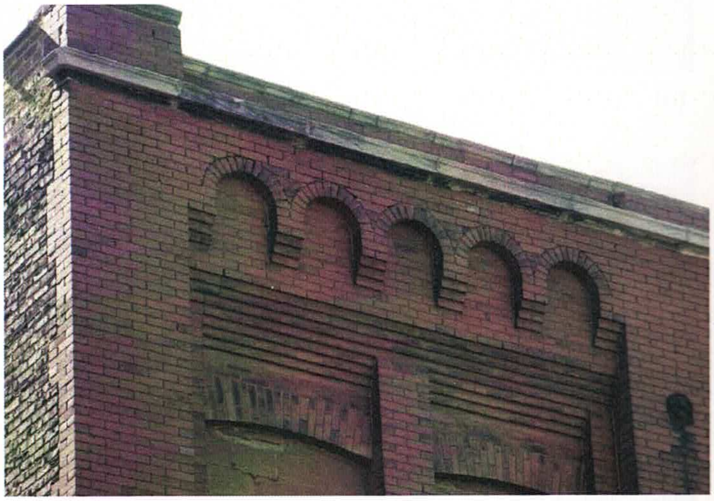
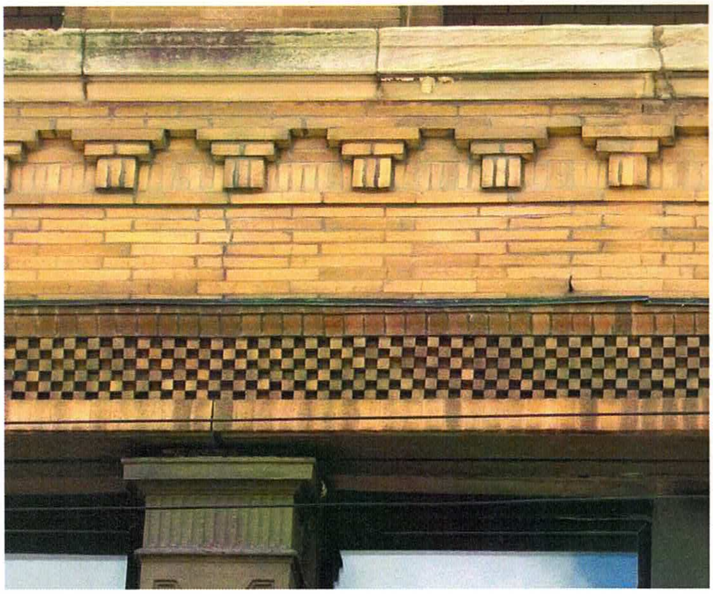


(d)

Many of the district's buildings display excellent design and craftsmanship in traditional brick masonry which was used to create economical architectural effects. Examples include:

(a) Rows of projecting headers, described by architectural historian C. W. Westfall as "strip frames", to relieve flatness,
(b) Use of two shades of brick and deeply inset windows which express the thickness of the exterior wall,
(c) Recessed courses of brick to suggest rusticated stone masonry,
(d) Corbelling and a machicolated cornice,
(e) Roman brick and a row of headers set in a checkerboard bond pattern.



(e)

dominant until improvements in lighting and mechanical ventilation came about after 1945. Few of the buildings retain their original sash but those that survive are wood multi-light double-hung sash. Industrial steel windows became more common for this building type after 1910, though few historic examples survive with the exception of 900 W. Randolph St.

Compared to the other two building types in the district, the manufacturing and warehouse buildings exhibit a higher degree of architectural character, particularly in those buildings built by manufacturers for their own use where the building became part of the company's image. A good example of the latter is the Foote Bros. Gear & Machine Co. building at 215 N. Aberdeen (1916), which is decorated with carved limestone gears on its front façade.

The use of brick to create architectural effects is most prominent in the manufacturing and warehouse building type. Strips of projecting headers framing architectural elements can be found at 1032 W. Fulton Market St., and recessed courses suggesting rustication were used at 213 N. Morgan St. The latter building, as well as the one at 216 N. May, employ fields of brick in two shades of red to add interest. Projecting and recessed panels of brick are found at 119 N. Peoria St. and 112 N. Green St. Prominent vertical piers suggest sturdiness of construction at 212 N. Carpenter St. and 312 N. May St. Fine brick corbelling is found at 900 W. Lake St. and 118 N. Peoria St. These techniques in brick masonry were economical ways to relieve the monotony of what otherwise would be plain wall surfaces; though economical they required skilled designers and masons.

ARCHITECTURAL STYLES IN THE DISTRICT

Architectural styles are often used to categorize and analyze a large number of buildings in historic districts. Typically, styles are based on a vocabulary of architectural ornament, yet by the late nineteenth century, both building owners and architects believed that such ornament was inappropriate for utilitarian structures such as commission houses, meatpacking buildings, and manufacturing and warehouse buildings. Therefore a majority of the buildings in the district do not exemplify familiar styles of architecture, and stylistic categorization fails to provide a useful framework for analysis of the district.

Though much of the architecture of the district resists stylistic labelling, it would be a mistake to think the district's buildings were not carefully designed, poorly built or lacking in aesthetic quality. Many of these buildings reflect rational approaches to the design of working buildings that ignored historic architectural styles, as did the contemporaneous Prairie and Chicago Schools of architecture. Contemporary architecture critics took note of this evolution in utilitarian architecture. In 1880 Maria G. Van Rensselaer celebrated the demise of the "sham elaboration and display" of ornamental cast-iron warehouse facades and the rise of a new brick utilitarian architecture in which "beauty is *built*, not applied by means of decoration." Chicago architect and critic P. B. Wight in 1910 used the term "rational style" to describe utilitarian buildings "devoid of all ornament but relieved from monotony by the best disposition of its parts to express its function." Architect and author Russell Sturgis found in New York in 1904 "really attractive buildings" which were "devoted to the rougher kinds of business enterprise where goods are piled up, where the unloading and loading, the receiving and shipping of such goods goes on continually."

Instead of style, the buildings of the district display a utilitarian aesthetic defined by how well the building functioned, how sturdily it was built, how little was wasted in material or space, and how well it articulated its structure. If designed well, a building with "no style" could still be aesthetically pleasing. Simplicity and a lack of ornament became the ideal, not a defect.

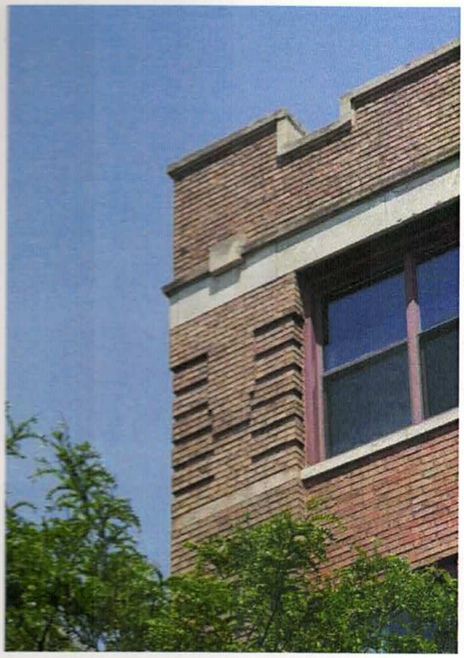
This utilitarian aesthetic manifested itself in a variety of ways. The historic functions of the buildings in the district are represented in features such as the street-level openings and canopies in commission house and meatpacking buildings. In warehouse and manufacturing buildings, their function is conveyed by large, regularly-spaced windows which were needed for ample light and ventilation. Sturdy construction in the district is conveyed by load-bearing brick masonry walls, the thickness of which is revealed by deeply set window openings. Efficiency in design is shown by the absence of expensive ornament and, in its place, the use of economical techniques in brick such as corbelling, rustication and strip frames to relieve monotony and add interest. Structural expression is found in vertical piers or arched window openings which both provide and visually express structure.

The desire of companies and speculators to avoid unnecessary ornament to save money was tempered by the wish to reflect an appropriate level of good taste in buildings. While the majority of the buildings are defined by this utilitarian aesthetic, many have simple motifs grafted on the facades which evoke or reference architectural styles popular at the time of their construction. The use of strip frames in brick, referenced above, is clearly inspired by Prairie School of architecture, where wood strips were used in the same manner in residential designs. Horizontal patterns in wall materials were also part of the Prairie School, and this motif is used at the tops of piers in many buildings in the district, for example 842 W. Randolph St. and 213 N. Morgan St. Of the same style are the contrasting limestone pilaster caps at 162 N. Sangamon St. and 173 N. Morgan St. and the limestone pendent ornament found at the tops of piers at 907 and 851 W. Randolph St. Other architectural styles suggested in the district include the Classical Revival as rendered in the terra cotta base of Grossfield & Roe Co. building at 833 W. Randolph St. and the Mission style in the shaped parapets at 311 N. Morgan

While the majority of buildings in the district are defined by this utilitarian aesthetic, there are a few exceptions that are fully-developed representations of historic styles of architecture popular at the time of their construction. The choice to build in a particular style in the district was likely the personal choice of business owners or speculators to create a specific desired image for their business or to attract renters.

Romanesque Revival

The Fulton Street Wholesale Market Company buildings at 833-57 W. Fulton Market St. and 842-56 W. Fulton Market St. (1887) exemplify the Romanesque Revival style. Architect William Strippelman studied architecture at the University of Marburg in Germany where and when the Romanesque Revival (or *Rundbogenstil*, German for round-arched style) was first popularized in the 1840s. The German iteration of the Romanesque Revival combined round-



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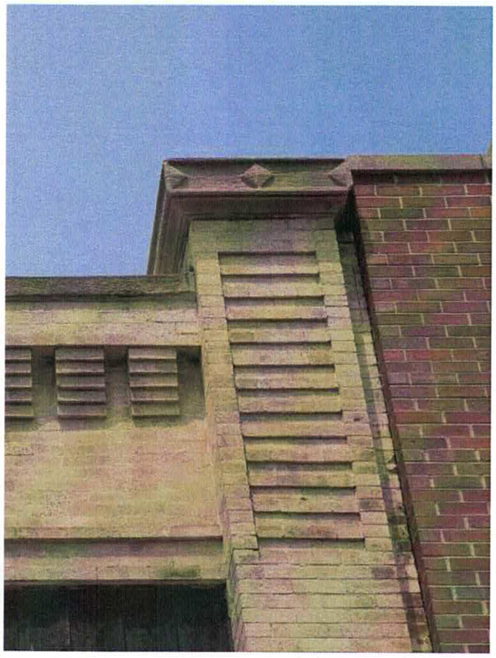

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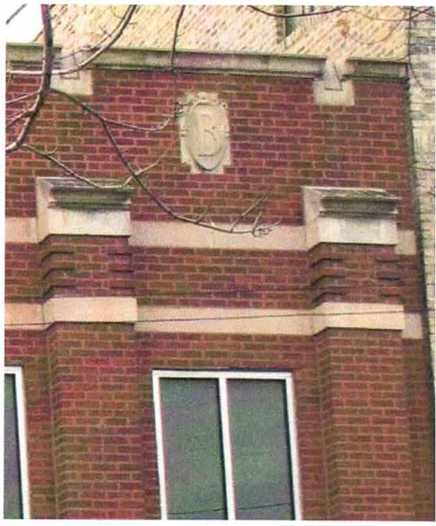

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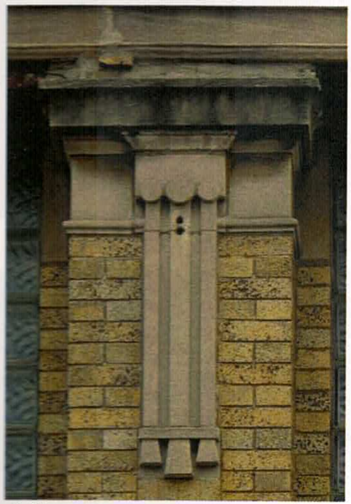
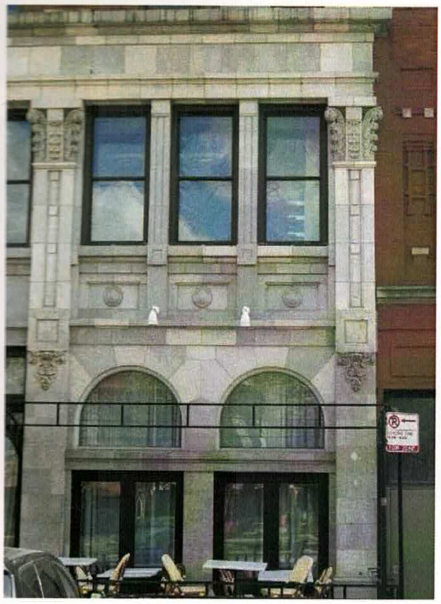


(d)

Examples of simplified motifs in brick or stone which reference historical styles of architecture:

(a, b, c) Horizontal banding at the tops of vertical piers evoking the Prairie School,
(d) Limestone pendant also reminiscent of Prairie School design,
(e) Arched windows and pilaster capitals based on the Classical Revival style,
(f) A shaped parapet based on the Mission Revival style.



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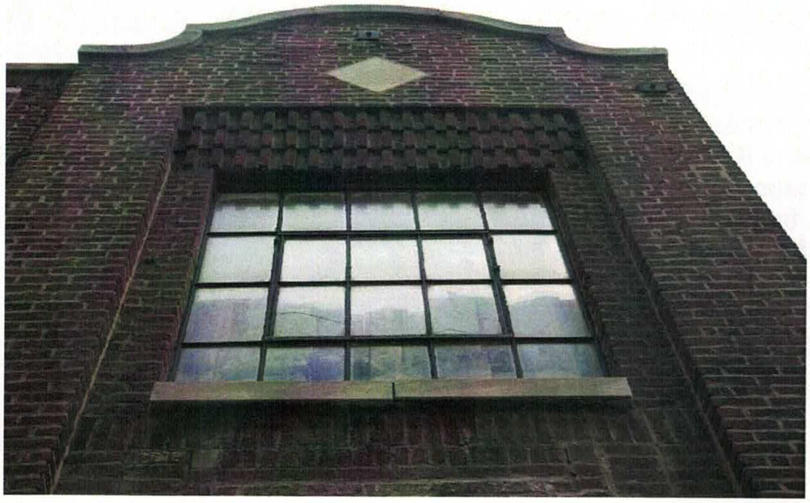

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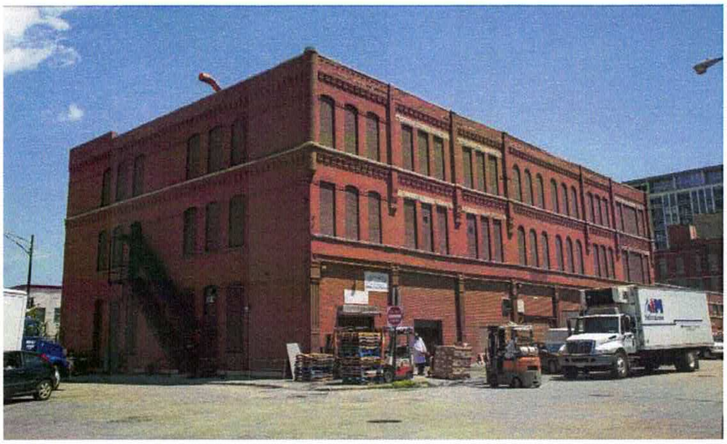

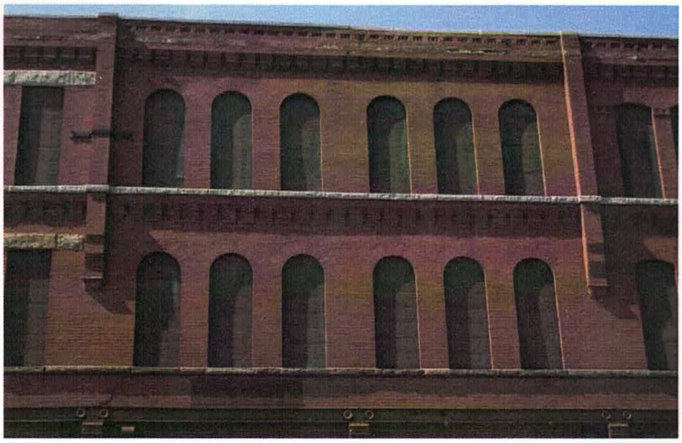

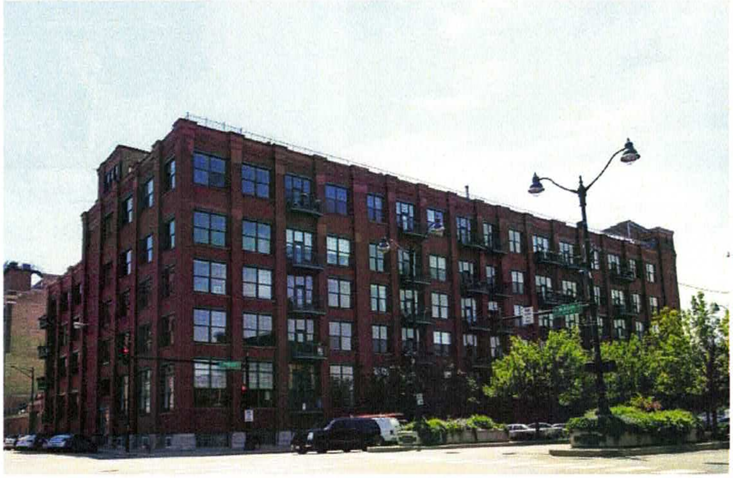

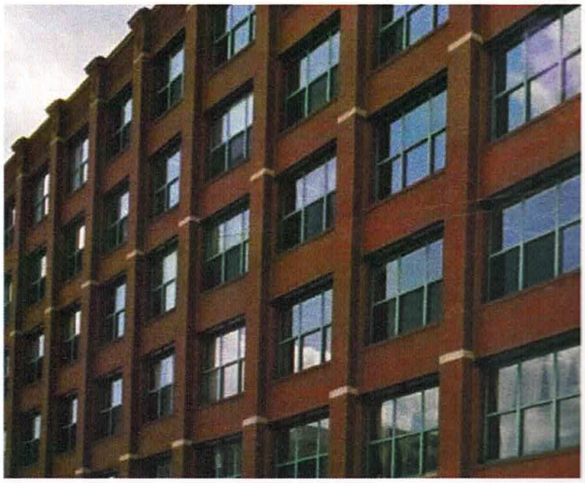

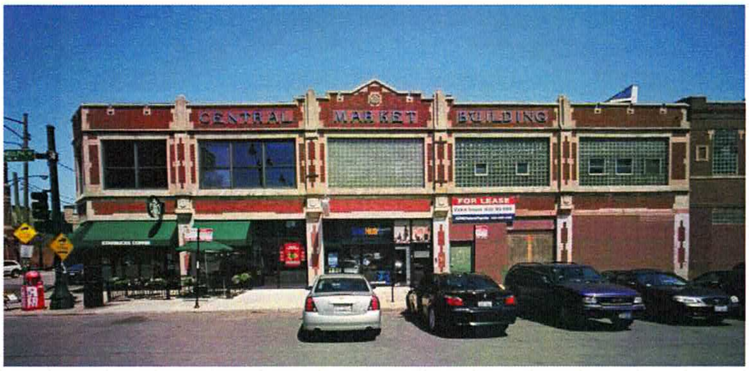
CENTRAL
MARKET
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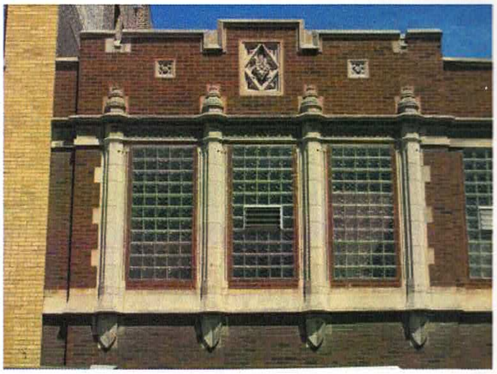
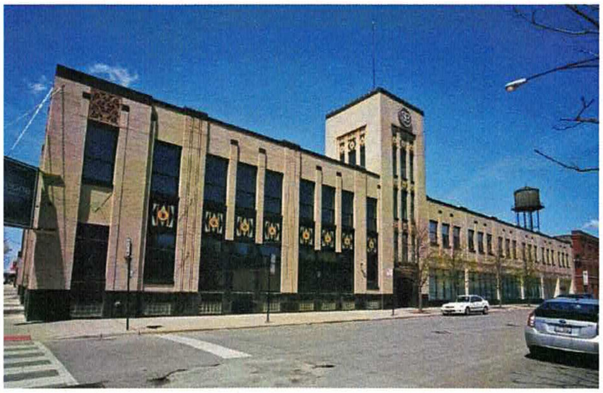
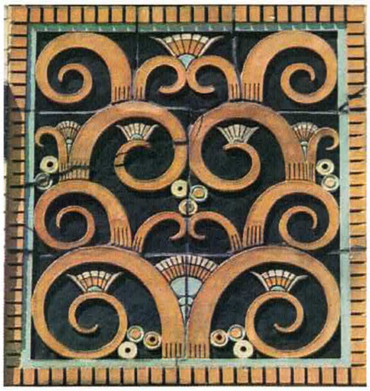


Architectural styles used for buildings in the district include the Romanesque Revival (top row), the Chicago School (second from top row), the Tudor Revival (third from top row), and the singular example of the Art Deco style in the district (bottom row).





arched elements of classical architecture with medieval elements such as pilasters and corbelling. German publications and immigrating architects popularized the style in America beginning in the 1840s. The sturdy quality of the style and its reliance on brick with few flourishes allowed for economical construction thus it became popular for utilitarian building types before advancing to residential and institutional buildings. Characteristic features of the style at the Fulton Street Wholesale Market Company buildings are its round- and segmented-arch windows, the round corner tourelles, pilasters between the structural bays and the corbelled cornice at the second and third floors.

Chicago School

During the 1880s and 90s, Chicago architects designed buildings with exteriors clearly expressing their frame structural systems. These frames were typically of steel, but examples of this style in the district show that it was also applied to mill construction buildings with heavy timber frames. Characteristic features of the Chicago School buildings include facades dominated by bay-spanning window openings, projecting vertical piers, recessed spandrel panels, and minimal use of ornament. Examples of the style include the Wolf, Sayer & Heller warehouse at 310 N. Peoria (1893), the Kennedy Baking Company at 1001-1025 W. Randolph St. (1884), and the Morgan & Wright building at 312 N. May (1893).

Tudor Revival

Three multi-bay commission houses in the district at 932-40 W Fulton Market St., 946-956 and 1000 W. Randolph St. are designed in the Tudor Revival style of architecture. These buildings were all built in 1923 according to designs by the architectural firm Leichenko & Esser. The Tudor Revival style was based on sixteenth-century English architecture and became one of several eclectic revival styles that gained popularity in the 1920s. It was predominantly a residential style of architecture and its application to commission houses is unusual. Characteristic features of the style exhibited by these three buildings are its tabbed limestone piers, shaped parapets, patterned brickwork and the use of heraldic and strapwork ornament in carved limestone.

Art Deco

Architect Peter H. Henschien's 1931 design for the former Richters Food Products building is an excellent example of the Art Deco style rendered in polychrome terra cotta. The style emerged from the 1925 Paris *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, which influenced a modern aesthetic for art, design and architecture characterized by smooth surfaces, vertical emphasis, bold colors, and abstracted floral and geometric ornament. The Richters building displays all of these characteristics and emphasizes them in shades of white, black, orange and light blue terra cotta.

DISTRICT ARCHITECTS

The work of at least forty-six architects can be found in the Fulton-Randolph Market District. While most designed only one or two buildings, a few architects left a more significant stamp on the district.

Frommann & Jebsen, a significant architectural firm in Chicago in the late nineteenth and early twentieth centuries, arguably had the greatest impact on the character of the district. The firm designed ten buildings in the district, including six large manufacturing and warehouse buildings commissioned by developer Edward F. Gale between 1911 and 1917, including the tallest building in the district, the 7-story structure that was later occupied by the wholesale grocer Grossfield & Roe Co. (833 W. Randolph, 1912).

Architect Emil Henry Frommann (1860-1950) was born in Peoria as the son of German immigrant and architect George N. Frommann. In 1871, the elder Frommann moved to Chicago to participate in the post-Fire reconstruction. The younger Frommann apprenticed in his father's office in the late 1870s before leaving to study architecture at the Massachusetts Institute of Technology in 1880. His father's death a year later cut short his formal education, although he was able to return to Chicago and successfully carry on his father's practice with Ernst Jebsen (1850-1917), about whom little is known. Frommann continued to practice architecture after Jebsen's death, with his last-known design completed in 1925.

Frommann & Jebsen's work include a number of residences for wealthy member of the city's German ethnic community in a range of then-popular historic revival styles. Commercial buildings by the firm are found in the Milwaukee Avenue Chicago Landmark District. Perhaps the most notable of Frommann & Jebsen's work in Chicago is the Humboldt Park Receptory and Stable Building (1895-96), a designated Chicago Landmark. This very picturesque design features numerous gables, turrets, and half-timbering, and it was described in the West Park Commission's *Annual Report* as of the "old German style of country house architecture." Also designated as Chicago Landmarks are two tied-houses (brewery-owned saloons) commissioned by the Schlitz Brewery in 1911.

Huehl & Schmid, with partners Harris W. Huehl (1862-1919) and Richard Gustave Schmid (1863-1937), designed three buildings in the district, including Vette & Zuncker Packing Co.'s 3 - and 6-story brick meatpacking building (210 N. Green, 1904), and the 4-story manufacturing building for the J. W. Allen & Co. (110 N. Peoria, 1908). Huehl, a Chicago native, began working for the architectural firm of Baumann & Baumann, and in 1888 formed a brief partnership with Edward Baumann in Baumann & Huehl, lasting until 1889. Schmid was born in Chicago and studied architecture at the Massachusetts Institute of Technology. After his studies in 1884, Schmid worked in the offices of renowned architect H. H. Richardson and his successors, Shepley, Rutan & Coolidge, until 1889. Between 1889 and 1900, Schmid studied architecture in France, Italy and England. In 1890, upon his return to Chicago, he joined in partnership with Huehl until the latter's death in 1919. Schmid later created his own firm, R. G. Schmid & Company, which eventually became Schmid & Ryan in 1927.

Huehl & Schmid designed commercial, manufacturing and residential buildings, and examples of the latter can be found in several Chicago Landmark districts, including Arlington-Deming, Logan Square and Kenwood. The firm's most notable work is Medinah Temple (600 N. Wabash Ave., 1912) considered one of the nation's finest examples of Middle Eastern-style architecture and a designated Chicago Landmark.

William Strippelman (1843-1912) designed in 1887 the Fulton Street Wholesale Market Company buildings on either side of Fulton Market St. between Peoria and Green streets. Strippelman was born in Germany and educated at the University of Marburg. At age 19, during the American Civil War, he immigrated to the U.S. where he served as a draftsman for Union General George Thomas of the Army of the Cumberland. At the end of the war, Strippelman worked in New Orleans and Galveston before arriving in Chicago in 1868, where he remained until his death. Strippelman began his career in Chicago as architect for the Board of Public Works for four years before going into private practice, where he specialized in commercial and industrial buildings.

Leichenko & Esser designed in 1923 three speculator-built commission houses in the district that stand out for their Tudor Revival styling. Peter M. Leichenko (1893-1962) studied engineering at the Armour Institute of Technology. Curt A. Esser (1892-1894) graduated from Hoyne Technical High School and apprenticed at a number of firms, including Perkins Fellows, and Hamilton, and Paul Gerhardt. Leichenko & Esser partnered in 1921 and worked together until 1953. Leichenko & Esser designed two commercial buildings in the Milwaukee-Diversey-Kimball landmark district, yet their best-known work in Chicago is their 1930 Art Deco-style Narragansett Apartments (1640 East 50th St.), listed on the National Register of Historic Places.

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Francis M. Barton (1878-1935) designed three manufacturing buildings in the district, including two large facilities for the Foote Bros. Gear & Machine Co. in 1906 and 1917. Barton is known for patenting technical advances in reinforced concrete slab construction, a method of construction that was increasingly being used for industrial and warehouse buildings in the early 20th century.

Julius Speyer & Son designed four buildings in the district, including two multi-bay speculator -built commission houses from 1907 and a 4-story manufacturing building from 1909. It was a father and son partnership, consisting of Julius B. Speyer (1845-1916) and his son Oscar P. Speyer (1887-1977). The elder Speyer was the architect of the Donohue Building, completed in 1883 and located in the Printing House Row Chicago Landmark District.

LATER HISTORY

Truck farm sales in the middle of Randolph St. began to decline in the 1930s with the growing popularity of chain grocery stores and the vanishing of productive farm land in close proximity to the city. A 1955 article in *Chicago* magazine on the Randolph market noted that it was at the time still supplied by farmers working land in Chicago suburbs, but their numbers were dwindling. A farmer from Downers Grove acknowledged, “I don’t make a full living at this anymore. They’re building a housing development all around my land, and it seems like I got so many neighbors now that I give most of my stuff away.” In the early 1960s, City of Chicago aldermen contended that the salary of the market master on Randolph St. was costing the city more than it was taking in from fees from truck farmers (55 cents a day for each truck parked on the street). In 1963 the open-air farmers market on Randolph St. was finally closed, but the widened street remains, conveying the location of the market here which began in 1850.

Commission house and meatpacking businesses also faced challenges. Chain grocery stores had sufficient buying power to by-pass the wholesale markets entirely and buy directly from producers and distribute through their own warehouses. The commission houses and meatpacking companies that survived in the district did so by means of their close proximity to downtown, by dealing in specialties and by opening their businesses to retail buyers. The construction of the Kennedy Expressway, completed in 1960, on one hand removed historic food market buildings to the east of the district, but, on the other hand, the expressway improved transportation access for the businesses in the district. In 1962, there were eighty meat, poultry and fish establishments on Fulton Market St. employing 1,300, and 75 per cent of Chicago's meat, poultry and fish was distributed from businesses along Fulton Market St. Current licensing records indicate there are thirty-two food wholesaling companies in the district.

Today the district includes a mix of traditional and new uses. Meatpackers, food distributors and manufacturers tend to be concentrated on Fulton. On Randolph there is a growing number of innovation-driven firms, restaurants, retailers and leisure-oriented businesses that are attracted to the area's unique sense of place, historic architecture and proximity to the Loop. Since the 1990s, Randolph St. has become increasingly associated with fine dining, entertainment venues, art galleries making it a concentration of culturally focused entrepreneurism in the city. The opening of the Morgan Street CTA station in 2012 and the impending move of tech jobs to the district have fueled real estate development.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Section 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for an area, district, place, building, structure, work of art or other object within the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses sufficient historic design integrity to convey its significance.

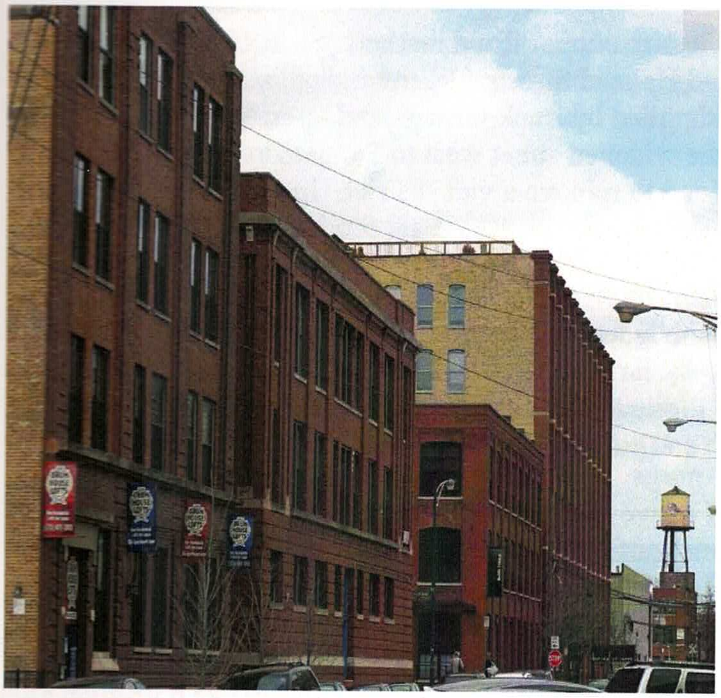
The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Fulton-Randolph Market District be designated as Chicago Landmarks.

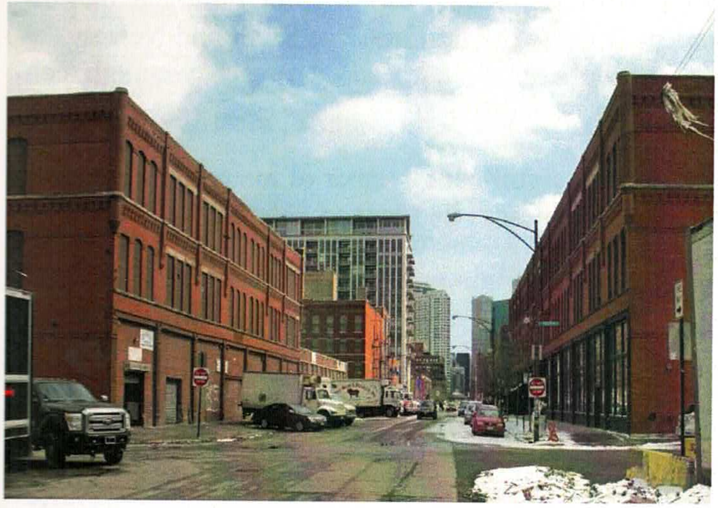
Criterion 1: Value as an Example of City, State or National Heritage

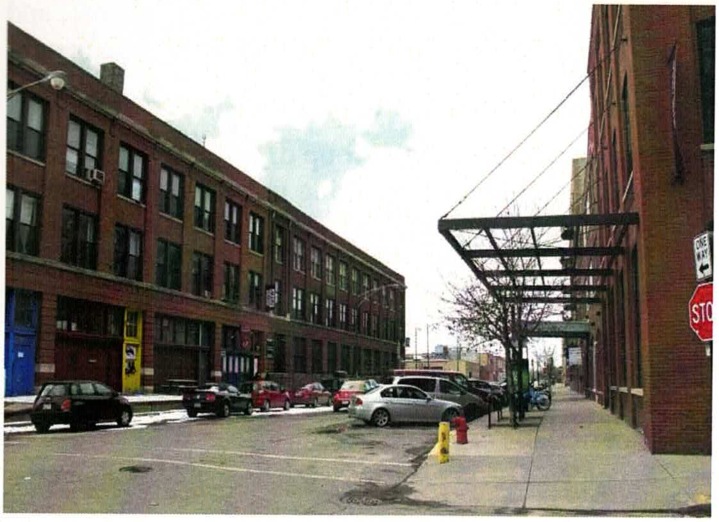
Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- The Fulton-Randolph Market District is the oldest food marketing district in Chicago. Though the majority of the historic buildings in the district were built between 1880 and 1929, the district began to function as a food market in 1850 when a municipal market hall was built in the middle of Randolph St. To a substantial degree the district has continuously functioned as a food distribution area to the present day.

- The widened portion of Randolph St. in the Fulton-Randolph Market District is a legacy of







Streetscape views of industrial and warehouse buildings in the proposed district:

(Top) Looking north on N. May St. from W. Lake St.

(Middle) looking east on W. Fulton Market St. from N. Peoria St.

(Bottom) Looking west on W. Fulton Market St. from N. May St.

three City of Chicago planning initiatives to support food marketing. In 1850 the city widened the street between Desplaines and Halsted Streets for a municipal market hall that was later replaced by an open air market supplied by truck farmers and operated by the City of Chicago. In 1908 the city extended the widened street west to Sangamon St. to relieve overcrowding in the farmer's market and to remove a vice district. In 1923 the street was widened again west to Union Park in a bid to attract wholesale produce dealers vacated from South Water Market.

- The Fulton-Randolph Market District includes the historic location of an open air farmers market supplied by truck farmers. Truck farmers worked land in Chicago's undeveloped neighborhoods and suburbs and their produce was an important part of Chicago's economy and food supply in the late nineteenth and early twentieth century.

- The Fulton-Randolph Market District conveys Chicago's importance as a wholesale market into which poured the agricultural bounty of the Midwest and West. The vast quantities of produce and livestock required complex systems of distribution that gave rise to wholesale food markets, of which the Fulton-Randolph Market District is a rare survivor.

- The Fulton-Randolph Market District functioned historically and currently as a meatpacking district, one of the city's most historically significant industries. Historic buildings on Fulton Market St. housed branch operations of Philip Armour, Gustavus Swift and Nelson Morris, the nation's "big three" packers and global brand names in the early-twentieth century.

- The Fulton-Randolph Market District includes a significant number of manufacturing and warehouse buildings which housed industrial businesses that helped generate Chicago's economic development as an industrial city.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The Fulton-Randolph Market District includes a rare, and likely unique for Chicago, collection of commission houses, a historic building type specifically designed for the wholesale marketing of produce and other compact foodstuffs like poultry, chicken, butter, cheese, and eggs. Characteristic features of this building type are large street-level vehicular openings, modular design and a two- to three-story height.

- The Fulton-Randolph Market District contains a rare surviving group of historic meatpacking buildings that record the historical importance of the meatpacking industry in Chicago. Characteristic features of this building type are street-level are their long street-frontages, raised sidewalks and sidewalk canopies.

- There are a number of larger manufacturing and warehouse buildings in the Fulton-Randolph Market District which exhibit a high degree of design, detail and craftsmanship in traditional brick masonry.

- The majority of buildings in the Fulton-Randolph Market District were designed with a utilitarian aesthetic that placed a priority on functionality, sturdy construction, minimal wasted space or material and a clearly expressed structure. Characteristic features of this aesthetic include large windows, projecting vertical piers, thick masonry walls and limited architectural ornamentation.

- Many of the buildings in the Fulton-Randolph Market District exhibit excellent design and craftsmanship in brick masonry. Corbelled and machicolated cornices, strips of projecting headers which frame architectural elements, recessed courses which suggest rustication, and checkerboard bond patterns were all used to add visual interest with little additional cost.
- The presence of sidewalk canopies, raised loading docks and the absence of cubs in some areas of the District are rare streetscape features in Chicago, and these features convey the District's historic and ongoing wholesale function.

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

- Taken as a whole, the Fulton-Randolph Market District exemplifies the importance of wholesale produce marketing, meatpacking and manufacturing in the City's economic history from the late-19th through the mid-twentieth century, and the District's buildings share common historic, architectural, and economic themes.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic value.

Change is an inevitable condition of commercial districts that thrive over many decades, and many buildings in the Fulton-Randolph Market District reveal architectural changes made during the long period of historic significance. Commercial prosperity, evolution of popular architectural tastes, new building materials and technologies, and changes in building use, among others, all contribute to the alteration of commercial buildings. In some cases these changes are architecturally and historically significant, and reflect decades of economic vitality and evolution of the district. Some changes are clearly visible, while others are skillfully integrated with the architectural character of the building and only reveal themselves in building permit records or historic photos.

The most common change within the district is the infill of street-level vehicle openings and upper-story window openings. These changes may be largely attributed to technological changes. Many of the large vehicle openings at street level in commission house and meat packing buildings have been infilled with brick. The development of the motorized fork lift in the 1930s eliminated the need for wagons and trucks, and their attendant waste and exhaust, from entering the building for loading and unloading. If these large entrances were not needed, infilling them provided better security, and better insulation for refrigerated interiors. Some upper-floor window openings are infilled with brick or a combination of brick and glass block. Improvements in artificial lighting and mechanical ventilation in the twentieth century reduce the need for windows these openings were infilled for better insulation and security.

Boundary Explanation

The boundaries of the proposed Fulton-Randolph Market District are based on standards published by the National Park Service for its National Register of Historic Places program. The first step in identifying the boundaries included field survey and archival research of buildings in the larger area bounded by Halsted on the east, Carroll and Wayman to the north, Ogden to the west and Washington on the south.

Within this larger survey area the boundaries the landmark district encompass, but not exceed, the greatest concentration of buildings that contribute to the district's historic contexts (as defined in the first paragraph of this report) of produce marketing, meatpacking and industrial uses. In addition to buildings, the boundaries include public streets and sidewalks, particularly the Fulton and Randolph corridors, that are part of the district's historic setting.

Excluded from the district are properties which do not illustrate its historic contexts. Also excluded are vacant lots, new construction, and buildings that lack physical integrity due to alterations or deterioration. In cases where these noncontributing properties are not located at the periphery, and where they are surrounded by contributing buildings, these properties are included in the district to avoid "donut holes". Wherever possible, the boundaries follow established streets or alleyways. Where this is not possible the boundaries follow the legally-defined boundaries of parcels.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its evaluation of the Fulton-Randolph Market District, the Commission staff recommends that the significant features be identified as follows:

- All exterior elevations, including rooflines and projecting canopies, of the buildings visible from public rights of way.
- All streetscapes, including streets, alleys, extensive areas of Belgian-block paving in alleys, sidewalks, reduced-height street-level sidewalks, raised sidewalk loading docks, and similar private and public rights-of-way.

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DISTRICT ADDRESS RANGES

W. Fulton Market St.
832-1156 (evens)
833-1157 (odds)

W. Randolph St.
728-1044 (evens)
801-1025 (odds)

N. Halstead St.
151-165 (odds)
128-160 (evens)

N. Green St.
110-156; 210-314 (evens)
129-157 (odds)

N. Peoria St.
110-154;174-314 (evens)
119-135; 211-315 (odds)

N. Sangamon St.
128-308 (evens)
129-315 (odds)

N. Morgan St.
112-154; 224-328 (evens)
127-329 (odds)

N. Carpenter St.
146-172; 210-328 (evens)
115-155; 211-329 (odds)

N. Aberdeen St.
210-308 (evens)
211-309 (odds)

N. May St.
216-328 (evens)
225-309 (odds)

N. Racine Ave.
225-329 (odds)

W. Lake St.
900-956 (evens)
901-957 (odds)

W. Wayman St.
833-925 (odds)

W. Carroll Ave
1133-1157 (odds)
945-1041 (odds)

BUILDING CATALOG

The categorization of whether a property is contributing or non-contributing to the Fulton-Randolph Market District represents a preliminary determination by the Historic Preservation Division staff only. It is solely provided as guidance for property owners and the public to anticipate how these properties might be treated under the Chicago Landmarks Ordinance. Individual property owners retain the right to petition the Commission on Chicago Landmarks and the City Council on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process. The Commission and the City Council reserve the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations. The staff's preliminary determination remains preliminary—it is not binding on the Historic Preservation Division staff or the Commission on Chicago Landmarks, nor does the Commission or the City Council adopt it as part of the designation. "Early Occupants & Tenants" information was compiled using the following sources: Chicago Tribune, Chicago Inter Ocean, Chicago Eagle, The Chicago Economist, Sanborn Map Co. Insurance Maps (1916), and Polk's Criss-Cross Directory (1928-1929).

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
832-40 W. Fulton Market St.	2-story brick meatpacking bldg.		ca. 1960			Non-Contributing
833-57 W. Fulton Market St.	3-story brick meatpacking bldg.	Fulton Street Wholesale Market Co.	1887, 1903 added third story	William Strippelman	Fulton Street Wholesale Market Co.	Contributing
842-56 W. Fulton Market St.	3-story brick meatpacking bldg.	Fulton Street Wholesale Market Co.	1887, 1903 added third story	William Strippelman	Fulton Street Wholesale Market Co., branch houses of Armour & Co., Swift & Co., Morris & Co.	Contributing
900 W. Fulton Market St.	4-story brick meatpacking bldg.	Wolf, Sayer & Heller Co. (Packing and Butcher Supplies)	ca. 1910		Wolf, Sayer & Heller Co. (Packing and Butcher Supplies), Rothschild & Co. (Wholesale Meats)	Contributing
906 W. Fulton Market St.	2-story brick meatpacking bldg.	Wolf, Sayer & Heller Co. (Packing and Butcher Supplies)	ca. 1910		Wolf, Sayer & Heller Co. (Packing and Butcher Supplies), Fulton Market Provision Co. (Wholesale Meats)	Non-Contributing
910 W. Fulton Market St.	2-story brick commission house	Emil Stumm	1909	Jno. P. Hettinger & Son	Fine Provision Co (Wholesale Meats)	Contributing
911 W. Fulton Market St.	2- and 1-story brick meat packing bldg.		ca. 2000			Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
914-28 W Fulton Market St.	2-story brick commission house	C.L. & C.W. Elmer	1911, 1923 rear addition	Wm. D. Mann; Halperin & Braun 1923 addition	Fulton Casing & Supply Co. (sausage casings), Mid-City Packing Co. (Wholesale Meats), Mutual Produce Co. (Commission Merchant), Packers Commission Co., Fulton Motor Service, Lincoln Meat Co., Chicago Butchers Supply Co.	Contributing
932-40 W Fulton Market St.	2-story brick and limestone commission house (Fulton Central Market)	Joseph Katz,	1923	Leichenko & Esser	Lindy Eat Shop (Restaurant), John Morrell & Co (meatpackers), Drake & Bonfield (poultry), Jos. Godow & Co. (butter and eggs), S & K Markets (meats), Chas. Stinbrink (barber), Polmen & Co (commission merchant)	Contributing
933 W. Fulton Market St.	2-story brick manufacturing bldg.	Wm. Schukraft & Sons	1915	Frommann & Jebsen	Wm. Schukraft & Sons, (manufacturers of wagon and truck bodies)	Contributing
942 W. Fulton Market St.	3-story limestone meatpacking bldg.	Rosa Bloom	1919		D. Horwitz & Co, Inc. (wholesale meat), New City Packing & Provision Co (wholesale meat and poultry)	Contributing
945 W. Fulton Market St.	3-story brick store and loft building	W. F. & H. A. Gale	1921	Emil H. Frommann	Frank G. Heilman Co. (commission merchant), Batterman & Koelling (poultry and veal), Wendel & Briggs (commission merchants), H. L. Brown & Son, Inc. (poultry and veal), J. H. White & Co (butter and eggs)	Contributing
948 W. Fulton Market St.	2-story brick commission house	David Rubinovitch	1921	L. H. Weisfeld	Litman & Co. (produce commission merchant), Becker Bros. & Gerber (commission merchant), Herz & Co (butter and eggs), Jos. Oberman (restaurant), O. E. Whitcomb & Son (poultry and eggs), J. A. Clark (butter and eggs), John R. Deisher Co. (wholesale commission merchant), Alex Kittner Co (butter and eggs)	Non-Contributing
1000-1016 W. Fulton Market St	10-story cold storage bldg.	Fulton Market Cold Storage Co.	1920	Gardner & Lindberg	Fulton Cold Storage Co., Union Refrigerator Transit Line, Western Union Co.	Non-Contributing
1001 W. Fulton Market St.	Vacant					Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
1003 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1007 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1009 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1017 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1019 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1021 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1023 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1032 W. Fulton Market St.	3-story brick warehouse	Fred C. Beeson	1905	Jacob Rodatz	Fred C. Beeson (veneer importer and dealer)	Contributing
1033 W. Fulton Market St.	1-story brick storage bldg.	Fraser & Chalmers	1909		Torchweld Equipment Co.	Non-Contributing
1040 W. Fulton Market St.	Vacant					Non-Contributing
1043 W. Fulton Market St.	1-story brick storage bldg.	Hartwell Estate	W. Bernhard		Fulton Market Garage	Non-Contributing
1044-48 W. Fulton Market St.	3-story brick residential bldg.		ca. 2000			Non-Contributing
1049 W. Fulton Market St.	Vacant					Non-Contributing
1050-1056 W. Fulton Market St.	3-story brick commission house	Weinberg Brothers	1922		Sonenblick & Shapiro (poultry)	Contributing
1100 W. Fulton Market St.	2-story brick commission house	W. L. Cohn	1922	M. Ronneberg	Murmann & Karsten (poultry), Woods & Matteson (wholesale poultry)	Contributing
1101 W. Fulton Market St.	3-story brick commission house	Meyer Zimmerman and Co.	1928	Edward Steinborn	Meyer Zimmerman and Co. (commission merchant)	Contributing
1106-10 W. Fulton Market St.	Vacant					Non-Contributing
1107 W. Fulton Market St.	3-story brick commission house	Meyer Zimmerman and Co.	1925	Edward Steinborn	Charles Gunderson (wholesale poultry), Fulton Grill (restaurant)	Non-Contributing
1109 W. Fulton Market St.	3-story brick commission house	Frederick E. Hummel	1925	C. E. Frazier	Polo Produce Co. (wholesale poultry), M. P. Rutledge (wholesale poultry)	Contributing
1113 W. Fulton Market St.	3-story brick manufacturing bldg.	E. F. Bosley	1902	A. H. Lowden	F. G. Baumgart & Co. (manufacturers of furniture)	Contributing
1114 W. Fulton Market St.	4-story brick commission house	Edward Ferman	1924	Edward Steinborn	John C. Peterson & Co (commission merchant)	Contributing
1115 W. Fulton Market St.	2-story brick manufacturing bldg.	E. F. Bosley	1900	A. H. Lowden	D. W. Bosley Co. (weather-stripping and veneer manufacturing)	Contributing
1118 W. Fulton Market St.	4-story brick residential building	Ed. Ferman & Co., Peter Fox Sons Co	1922	George C. Newman		Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
1132 W. Fulton Market St.	3-story brick manufacturing bldg.	M. F. Power	1892			Contributing
1133-39 W. Fulton Market St.	3-story brick commission house	W. F. & H. A. Gale	1925	Frommann & Jebsen	Coyne & Nevins Co. (butter, eggs, poultry, cheese)	Contributing
1140 W. Fulton Market St.	3-story brick office bldg.		ca. 2000			Non-Contributing
1141-57 W. Fulton Market St.	3-story brick manufacturing bldg.	Gale Estate	1914	Frommann & Jebsen	Latham Machinery Co. (bookbinding machinery), Wagner & Hanson (printers and binders)	Contributing
1144 W. Fulton Market St.	Vacant					Non-Contributing
1146-56 W. Fulton Market St.	5-story brick residential bldg.		ca. 2000			Non-Contributing
900 W. Lake St.	6-story brick warehouse	Davis and Rankin Building Manufacturing Co.	1886	Clarence L. Stiles	Creamery Package Manufacturing Co., Page Boiler Co., Reliance Elevator Co., Zimmerman Brush Co.	Contributing
901 W. Lake St.	2-story brick stable	John Hienson	1909		A. M. Forbes Cartage Co. (teaming)	Non-Contributing
912-24 W. Lake St.	Vacant					Non-Contributing
913 W. Lake St.	2-story brick storage bldg.	C. G. Anderson	1927, 2nd-floor added in 1947 as office.	Edward W. Nordlie	Edward Brill (cigar manufacture)	Contributing
917-25 W. Lake St.	2-story brick manufacturing bldg.		1907			Contributing
932-40 W. Lake St.	Vacant					Non-Contributing
941 W. Lake St.	1-story metal and brick office bldg.		ca. 2000			Non-Contributing
942 W. Lake St.	2-story brick commercial bldg.		ca. 1880		Rosenfeld Machinery Co	Contributing
943 W. Lake St.	2-story glazed-brick commercial bldg.		ca. 1950			Non-Contributing
948 W. Lake St.	Vacant					Non-Contributing
949 W. Lake St.	Vacant					Non-Contributing
950 W. Lake St.	1- and 2-story brick store and loft building	James Edwards	1907, 1923 rear addition, 1936 2nd story at rear	Abraham L. Himelblau 1923 rear addition; Fisher & Fisher, 1936 2nd story at rear	Edwards & Son horse shoer	Contributing
952 W. Lake St.	3-story brick manufacturing bldg.	Harry Lindahl Machine Co.	ca. 1910, south half; 1918, north half	Francis M. Barton, 1918	Harry Lindahl Machine Co., Illinois Metal Specialty Co, Precision Die & Tool Co.	Contributing
953 W. Lake St.	2-story brick store bldg.	E. Chaddin	1925	Edward Steinborn	Rubenstein Lumber Co.	Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
955 W. Lake St.	1-story brick service station		ca. 1920		Albert Goldman filling station	Non-Contributing
728 W. Randolph St.	6-story brick grocery commission house	Charles Kurz (wholesale grocers)	1891		Art Specialty Co., General Glass Co., C. Nicholson & Co. (wholesale fruit), Albert Decker & Co. (commission merchant), Randack & Co. (wholesale butter)	Contributing
732 W. Randolph St.	Vacant					Non-Contributing
736 W. Randolph St.	2-story brick commission house	Ed Williams	1900	Ivar C. Zarbell	Langas & Poulos (wholesale produce), J. K. Poulos & Co. (wholesale produce)	Contributing
738 W. Randolph St	2-story brick commission house	Wheelock Brothers	1899	S. M. Randolph	Tucker & Misrac (commission merchants)	Contributing
740 W. Randolph St	2-story brick store and flat bldg.	Jules Jaeger	1899	S. M. Randolph		Contributing, with non-contributing 1-story additions at rear
800 W. Randolph St.	2-story brick commission house	J. Wolfenstetter	1907	Julius Speyer & Son	Jost Mense & Co. (commission merchant), Samual Cinquegrani (wholesale fruits)	Contributing
801-07 W. Randolph St.	2-story brick commercial bldg.	Estate of E. J. Lehmann	1907	E. R. Krause	Corso Bros. (wholesale fruits), Universal Coffee Co, Barsotti & Co (wholesale shelled nuts), Santi J. Piraino (commission merchant), Angelo Bellagamba (wholesale)	Contributing
809-11 W. Randolph St.	3-story brick wholesale grocery bldg.	Fred Rentz	1908	Huehl & Schmid	John F Lalla Co. (wholesale grocer)	Contributing
810 W. Randolph St.	2-story brick commission house	William Swissler	1907	Alfred P. Weber	Randolph Paper & Bag Co., George Toltoas (restaurant)	Contributing
812 W. Randolph St.	3-story Joliet limestone commercial bldg.	William Swissler	1875, moved or re-fronted in 1907		Charles Berliner & Co. (commission merchant)	Contributing
814 W. Randolph St.	2-story brick commission house	Jos. Muhlke	1907	Alfred P. Weber	Malter Max (wholesale butter), Commercial (restaurant), Egg Inspectors Union Local 8705 A. F. of L	Contributing
815-25 W. Randolph St.	3-story brick bakery bldg.	H. Aldrich Bakery			Sullivan & Co (wholesale produce), Klusacek & Co. (commission merchant), Central Butter & Cheese Co., Sgarlata-Zlenty & Co (commission merchant), Will H. Peck (commission merchant), Kilian Knittel (wholesale produce)	Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
816 W. Randolph St.	2-story brick commission house	Henry Orthman	1907	Ivar Zarbell	Leo E. Horwitz, Horwitz Manufacturing Co., Horwitz Bag Corp., Coop Bag & Burlap Co.	Contributing
822 W. Randolph St.	1-story frame commercial bldg.		ca. 1950			Non-Contributing
832 W. Randolph St.	2-story brick commission house	P. & A. Cohen	1907	Postle & Mahler	Fink & Son (restaurant), Molin Co. (commission merchant)	Contributing
833-35 W. Randolph St.	7-story brick and terra cotta wholesale grocery bldg.	Edward F. Gale	1912	Frommann & Jebsen	Grossfield & Roe Co. (wholesale grocers)	Contributing
838 W. Randolph St.	2-story brick commission house	E. Nelson		William Schulze	Fleischer & Zverow (commission merchants), Molin Co. (commission merchant)	Contributing
840 W. Randolph St	2-story brick commission house	Suzanna Meria	1907		John Charwhas (commission merchant)	Non-Contributing
842 W. Randolph St.	2-story brick commission house	D. M. Oeser	1908		Isaac Aronofsky (wholesale produce)	Contributing
841-59 W. Randolph St.	2-story brick commission house	Edward F. Gale	1907	Julius Speyer & Son	Peter DeFatta (wholesale produce), H. E. Hooker Co. (hardware specialties), John Kolka & Co. (wholesale fruits), Moscagiuri & Co. (brokers), Gustave Standeo & Co. (wholesale fruits), Bauer Wholesale Grocery Co., Salvatore Sansone (wholesale fruits), Viviano & Bros. (wholesale produce), Angeline Arrigo (wholesale fruits), Savoy Produce Co. (wholesale eggs), Anton Arrigo (wholesale fruits), S. & L. Produce (wholesale fruits), Stirakopulos Bros. (commission merchants), Genokos & Mallas (wholesale fruits), Scheibe Bros. Co. (commission merchant), Rein Schreiber (restaurant), Martin Uher (wholesale fruits), Nicholas Bisallo (barber)	Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
900 W. Randolph St.	2-story brick commission house	Henrietta Boal	1908	Ivar Zarbell	Blu-Hill Produce Co. (wholesale butter and eggs), O. Danielson & Co. (wholesale produce), Rouzen & Levy (wholesale fruits), Katz Co. (commission merchant), Wolkov & Etcovitz (wholesale produce), C. D. Cocallas (wholesale fruits), White House (restaurant)r	Contributing
901 W. Randolph St.	2-story brick manufacturing bldg.	Frank Rentz	1921	Frommann & Jebsen	Consumers Produce Co. (wholesale produce), Charles DeFatta (wholesale fruits), A. Klintz & Co. (signs)	Contributing
907 W. Randolph St.	2-story brick commission house	Alex Friend & Co.	1910	William Gauger	Steven Bacigalupo (wholesale fruit), Chicago Grocery Co. (wholesale grocery)	Non-Contributing
908 W. Randolph St.	2-story brick commission house		ca. 1916		Joseph & Seldman Co. Inc. (wholesale produce)	Contributing
909 W. Randolph St.	2-story brick commission house	Mrs. E. Kramer	1908	Henry L. Ottenheimer	V & Son (wholesale fruits), Kliner Bros. (commission merchants)	Non-Contributing
910 W. Randolph St.	2-story brick commission house	H.A. Wuenzberg	1907	W. C. Karbach	Herman Fortel (commission merchant)	Non-Contributing
911-15 W. Randolph St.	2-story brick commission house	Alex Friend	1908	Henry L. Ottenheimer	Avondale Butter & Egg Co., Charles Tauber (commission merchant), H. H. Vogt (wholesale produce), Morden Bros. Co. Inc. (commission merchants)	Contributing
914 W. Randolph St.	2-story brick commission house	B. Koehler	1907	W. C. Karbach	L. Swiryn & Son (commission merchants), Novak Grocery Co (wholesale grocery)	Non-Contributing
916 W. Randolph St.	2-story brick commission house	J. J. Novak	1919		Dearborn (wholesale grocery)	Contributing
918 W. Randolph St.	4-story brick store, flat and hall bldg.	H. Braumoeller	ca. 1890, moved or re-fronted in 1907		Market Wholesale Grocers Inc.	Contributing
919 W. Randolph St.	2-story brick commission house	A. Katz	1922		Atlas Produce Co. (wholesale butter and eggs), M. Rosen & Son (commission merchants), M. Campagna & Co (wholesale fruits), Peter Dobros (wholesale bananas), Economy Wholesale Grocers, Harry Reinschreiber (restaurant)	Contributing
925 W. Randolph St.	1-story concrete block bldg.		ca. 1960			Non-Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
920-24 W. Randolph St.	4-story brick manufacturing bldg.	Henry W. King	1887, Randolph elevation re-fronted in 1907		D. Friedlander (manufacturers of duck coats, aprons and overalls), H. Steinkeller & Co. (commission merchants), N. Sluis & Sons (seeds), Greenberg & Tockman (wholesale produce)	Contributing
932 W. Randolph St.	3-story brick bank bldg.		ca. 2000			Non-Contributing
935 W. Randolph St.	3-story brick manufacturing bldg.	Stege Trust	1923		H. Podolsky & Co. Inc. (wholesale grocery)	Contributing
937 W. Randolph St.	3-story brick commission house	William Miller	1923		Emilio Cavalli (wholesale grocery), Sansone & Russo (wholesale fruits), Radio Fruit & Produce Co., Peter L Simon & Co. (wholesale butter and eggs)	Contributing
942 W. Randolph St.	2-story brick commission house	D. Grossman	1923		Sangamon Produce Co., Nathan Cohen Co. (wholesale produce)	Contributing
941 W. Randolph St.	3-story brick commission house	Robert Edelson	1924	Lowenberg & Lowenberg	Wolf Bros (wholesale grocery), F. Hollo & Co. (wholesale produce), Smit & Swierenga (wholesale fruits)	Non-Contributing
945-47 W Randolph St.	1-story brick store bldg.		ca. 1948			Non-Contributing
946-56 W. Randolph St.	2-story brick commission house	See Moon & Co.	1923	Leichenko & Esser	Mages Rosenberg & Co. (commission merchants), Primus-Larson Co. (wholesale fruit), Serio & Son (wholesale produce), Central Market Eat Shop	Contributing
949-57 W. Randolph St.	1-story brick store bldg.		ca. 1948			Non-Contributing
1000 W. Randolph St.	2-story brick commission house	Howard Building Corp.	1923	Leichenko & Esser	Nathan Bros (wholesale produce), Aronofsky & Shcolnik (commission merchants), LoPresti Bros (wholesale grocery)	Contributing
1001-25 W. Randolph St.	5-story brick bakery bldg.	Kennedy Baking Company	1884, Randolph elevation re-fronted in 1923		Kennedy Baking Company, American Biscuit Co., National Biscuit Co.	Contributing
1012 W. Randolph St.	4-story brick commission house	Cohn & Radick	1924	M. Falls	Newman & Sons (commission merchants)	Contributing
1020 W. Randolph St.	1-story brick bank bldg.		ca. 2000			Non-Contributing
1032-40 W. Randolph St	2-story terra cotta sausage factory	Richters Food Products Co.	1931	Peter H. Henschien	Richters Food Products Co.	Contributing
160 N. Halsted St.	3-story brick store and flat bldg.	Elias Bardel	1887		Quality Seed & Bulb Co, Randolph Farmers Supply Co.	Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
112 N. Green St.	2-story brick manufacturing bldg. with 1-story connector	Crown, Cork & Seal Co.	1917	Frommann & Jebsen	Crown, Cork & Seal Co.	Contributing
210 N. Green St.	3- and 6-story brick meatpacking bldg.	Vette & Zuncker Packing Co.	1904	Huehl & Schmid	Vette & Zuncker Packing Co.	Contributing
310 N. Green St.	2-story brick meatpacking bldg.	Agar Packing and Provision Co.	Between 1901- and 1904		Agar Packing and Provision Co.	Contributing, with non-contributing addition (25' west)
110 N. Peoria St.	4-story brick manufacturing bldg.	J. W. Allen & Co.	1908	Huehl & Schmidt	J. W. Allen & Co. (confectioners supplies and machinery)	Contributing
118 N. Peoria St.	5-story brick manufacturing bldg.	Edward Katzinger & Co.	1906	H. L. Ottenheimer	Edward Katzinger & Co (bakers & confectioners tools & machinery)	Contributing
119-23 N. Peoria St.	3-story brick manufacturing bldg. and 1-story connector	Frank E. Locke (Gale Estate)	1914	Frommann & Jebsen	Central Steel & Wire Co. Warehouse	Contributing
126 N. Peoria St.	1-story brick garage	Alex Friend	1919	A. B. Webber	Zero-Marx Sign Works	Non-Contributing
213-19 N. Peoria St.	Vacant					Non-Contributing
214-20 N. Peoria St.	3-story brick meat packing bldg.	Fred Latchen	1894, ca. 1907 addition		Chicago Butchers Packing Co. Inc.	Contributing
226 N. Peoria St.	3-story brick meat packing bldg.		ca. 1910		Chicago Butchers Packing Co.	Contributing
230 N. Peoria St.	1-story brick commercial bldg.		ca. 2000			Non-Contributing
232 N. Peoria St.	1-story brick meat packing bldg.		ca. 1910			Non-Contributing
310 N. Peoria St.	4-story brick warehouse bldg.	Wolf, Sayer & Heller Co.	1893	Attributed to Adler & Sullivan	Wolf, Sayer & Heller Co. (meatpacking and manufacture of butcher supplies)	Contributing
159-61 N. Sangamon St.	3-story brick manufacturing bldg.	Wayman & Murphy Co.	1916	Frommann & Jebsen	Wayman & Murphy Co. (manufacturers of wagons, buggies & truck bodies)	Contributing
160 N. Sangamon St.	Vacant					Non-Contributing
162 N. Sangamon St.	2-story brick commission house	M. Bootz	1923	Halperin & Braun	Louis Ross (restaurant), M. Bootz Co. (wholesale fish)	Contributing
166 N. Sangamon St.	3-story brick manufacturing bldg.	M.A. Ives Globe Soap Works	1909	Postle & Mahler	O. A. Zoes Manufacturing Co. (shoe polish)	Contributing

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
170 N. Sangamon St.	2-story brick manufacturing bldg.	M.A. Ives Globe Soap Works	1906	Postle & Mahler	Cleveland Kleen Kut Mfg. Co (electric meat grinders), Superior Equipment Co. Inc. (electric meat grinders)	Contributing
212 N. Sangamon St	4-story brick manufacturing bldg.	Edward F. Gale	1909	Julius Speyer & Son	Thomas Brothers Co. (wholesale paper)	Contributing
311 N. Sangamon St.	1-story concrete commercial bldg.		ca. 1910			Non-Contributing
163 N. Morgan St.	2-story brick manufacturing bldg.	Chicago Sign Board Co.	1903	Charles. F. Sorensen	Chicago Sign Board Co.	Contributing
167 N. Morgan St.	3-story brick warehouse bldg.		ca. 1910		Rubenstein Lumber Co.	Contributing
173 N. Morgan St.	2-story brick manufacturing bldg.	Oscar Johnson	1920	C. Miller	Johnson Sheet Metal Works	Contributing
213 N. Morgan St.	4-story brick manufacturing bldg.	Edward F. Gale	1911	Frommann & Jebsen	Automatic Wrapping Machine Co.	Contributing
311-13 N. Morgan St.	2-story brick commission house	E. N. Murphy	1921 (first story), 1923 (second story)	J. C. Nielsen, 1923 (1923 addition attributed to Nielsen)	Aroma Cheese Co.	Contributing
319 N. Morgan St.	1-story brick foundry building	Pyott Foundry	Between 1940 and 1950.		Pyott Foundry	Non-Contributing
211 N. Carpenter St.	2-story brick manufacturing bldg.	Chicago Sporting Goods Manufacturing Co.	1918	Ernest J. Ohrenstein	Campbell & Schmitz (poultry wholesale), M. G. Sprout Cartage Co.	Contributing
212 N. Carpenter St.	3-story brick manufacturing bldg.	Foote Bros. Gear & Machine Co.	1907 (five northernmost structural bays of 3 story structure and 1 story rear building), 1908 (1-story addition on top of 1-story rear building); 1911 (two southernmost structural bays of 3-story structure).	Francis M. Barton	Foote Bros. Gear & Machine Co.	Contributing
217 N. Carpenter St.	2-story brick manufacturing bldg.	George W. Pitkin Co.	1908 (second story added between 1908 and 1916)	Otis & Clark	Campbell & Schmitz (poultry wholesale)	Contributing
310-28 N. Carpenter St.	3-story brick dairy bldg. with 2-story addition	Illinois Condensing Company (dairy products)	1893, reconstructed 1901 after a fire.	Original architect not known, .J. J. Flanders 1901	Illinois Condensing Company, Borden Condensed Milk	Contributing with non-contributing 2-story addition

Address	Building Description (Name)	Original Owner	Original Dates of Construction/ Major Alterations	Architect	Early Occupants & Tenants	Contributing/ Non-Contributing (Preliminary)
210-18 N. Aberdeen St.	2- and 1-story brick manufacturing bldg.	Arthur Harris & Co.	1904	William Thomas	Arthur Harris & Co. (brass and bronze metalwork)	Contributing with non-contributing additions (glazed brick front and set-back rear building)
215 N. Aberdeen St.	5-story brick manufacturing bldg.	Foote Bros. Gear & Machine Co.	1916	Francis M. Barton	Foote Bros. Gear & Machine Co.	Contributing
220 N. Aberdeen St	3-story brick commission house	M. Hummell	1925			Contributing
216 N. May St.	4-story brick manufacturing bldg.	Edward F. Gale	1910	Frommann & Jebsen	Wilson Bros. Drum Manufacturing Co. (manufacturer of drums and musical instruments)	Contributing
312 N. May St.	6-story brick manufacturing bldg.	Morgan & Wright	1893 (first 2 stories of four northernmost structural bays), 1893 (add 2-stories to four northernmost structural bays); 1895 (first 4-stories of seven southernmost structural bays); 1895 (Add 2 stories to entire building).	James H. Moore	Morgan & Wright (manufacturers of bicycle and automobile tires)	Contributing
311-23 N. Racine Ave.	5- and 4-story brick manufacturing building	Wm. H. Bunge Vinegars and Compressed Yeast	1892 (first 4 stories of four southernmost bays); 1897 (4 story addition to the north, add 1 story to four southernmost bays)		Wm. H. Bunge Vinegars and Compressed Yeast	Contributing
325-27 N. Racine Ave.	4-story brick residential bldg.		ca. 2000			Non-Contributing
329 N. Racine Ave.	2-story brick office bldg.		ca. 2000			Non-Contributing

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The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, Historic Preservation Division, City Hall, 121 North LaSalle Street, Room 1101, Chicago, IL 60602; (312-744-3200) phone; (312-744-9140) fax, web site: www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the final landmark designation ordinance as approved by City Council should be regarded as final.